



GRASSROOTS
REALTY GROUP

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4008 Centre B Street NW
Calgary, Alberta

MLS # A2263948



\$740,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: SHELIVING IN THE GARAGE

Step into your sanctuary in the sought-after community of Highland Park, where modern elegance meets cozy warmth. This fully renovated, almost 2300/sq/ft, 4-bedroom, 3.5-bathroom detached single-family home is a haven designed just for you. Just minutes from Downtown Calgary's chic boutiques, trendy cafés, and vibrant dining scene, this centrally located gem offers a nurturing, stylish space in a welcoming, established neighbourhood—perfect for creating memories that last a lifetime. Freshly transformed in 2025, this move-in-ready home sparkles with thoughtful upgrades for effortless living. Gleaming refinished hardwood floors flow through the main level, complemented by sleek luxury vinyl flooring upstairs and in the basement. A 50-year rubber roof ensures peace of mind, while fully remediated Poly-B plumbing, a 2024 Fisher & Paykel refrigerator, a new stove, and energy-efficient LED lighting create a modern, low-maintenance retreat. The 9-foot main floor bathes in natural light, with an open-concept kitchen and dining area that seamlessly connects to a cozy living space—ideal for hosting brunches, game nights, or intimate gatherings with friends. A sun-drenched west-facing room offers the perfect spot for a chic home office or a versatile bonus space to balance your work, creativity, and life. Upstairs, the airy primary suite is your personal spa-inspired escape, featuring soaring cathedral ceilings and a luxurious 4-piece ensuite—perfect for unwinding with a good book or a relaxing bubble bath after a busy day. Two additional bedrooms share a beautifully updated bathroom, designed with kids or guests in mind, offering plenty of space for your loved ones. The fully finished basement is a versatile haven, boasting a spacious family room, a fourth bedroom, and a renovated bathroom—ideal for a cozy

movie night, a home gym, or a playful space for your creativity to shine. Outside, the low-maintenance backyard, framed by a brand-new fence, is a secure and serene oasis for children, pets, or summer barbecues with friends. Enjoy quiet mornings sipping coffee in your private retreat or hosting lively gatherings under the stars. The oversized, insulated double garage with built-in storage keeps your life beautifully organized, from workshop tools to seasonal décor. Nestled in a family-friendly neighborhood, this home is steps from amenities like schools, lush parks, grocery stores, recreational facilities, golf courses, and childcare—anything you need to help keep your life in perfect harmony. With easy access to major routes, your commute to work or weekend adventures is a breeze. This is more than a house—it's a stylish, nurturing space where you can build your future, create cherished memories, and live life to the fullest. Ready to fall in love? Book your private tour today and discover the home where your dreams come to life!