



GRASSROOTS
REALTY GROUP

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3420 Centre B Street NW
Calgary, Alberta

MLS # A2264349



\$775,000

Division:	Highland Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,822 sq.ft.	Age:	1949 (76 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Dry Bar, High Ceilings, Vaulted Ceiling(s)		

Inclusions: na

Open House Saturday the 18th from 10 am to 11:45 am. Welcome to this charming 1.5-storey detached home, with 1822 sq ft above grade, in the highly sought-after community of Highland Park, the perfect place for families who want the best of both worlds: peaceful living and easy access to downtown being in the central location that it is. Set on a spacious 50' x 119' lot, this property offers room to grow, play, and create lasting memories, with an option down the road for redevelopment. From the moment you step inside, you'll be greeted by beautiful hand-crafted woodwork, soaring vaulted ceilings, and exposed beams that give the home a warm and inviting feel. The open-concept living room, featuring a stunning wood-burning fireplace framed by a stone wall, is the perfect gathering spot for cozy family nights or relaxed weekends at home. Large west windows fill the main floor space with natural light, making it bright and cheerful throughout the day. On the main floor, you'll find two comfortable bedrooms with one being used as an office right now, 3 piece bath, formal dining room, and comfy sitting nook. The spacious kitchen offers ample cabinetry and counter space, ready for family meals and everyday living. Upstairs, the primary suite is a true retreat with a private balcony, walk-in closet, and 4 piece ensuite bathroom, what a peaceful spot to unwind at the end of the day. Another upper-level bedroom provides great flexibility for kids or guests. The fully finished basement expands your living space with an additional bedroom, full bath, and a large recreation room featuring a built-in bar, great for movie nights, playtime, or entertaining friends. Step outside to enjoy a private backyard oasis complete with a covered deck, patio, and a double detached garage. It's the ideal setup for BBQs, kids' playtime, and family gatherings all

year round. The front driveway is also super convenient for someone who wants to park out front, use for a trailer, or ease of use for your visitors. Located just seconds from Centre Street with direct transit access to downtown, this home is ideal for parents working in the city. With schools, parks, and shopping nearby, this is a truly special opportunity to settle into a family-friendly community with charm, convenience, and character.