



GRASSROOTS
REALTY GROUP

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203, 212 32 Avenue NE
Calgary, Alberta

MLS # A2266477



\$699,000

Division:	Highland Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Second fridge, stove, dishwasher, washer & dryer		

BRAND NEW CONSTRUCTION | END UNIT | LEGAL SUITE | DESIGNER FINISHES | DETACHED GARAGE | CENTRAL LOCATION!
Experience elevated urban living with the versatility of a LEGAL SUITE in this brand-new end-unit townhouse located in highly sought-after Highland Park. Ideal for homeowners seeking extra income, extended family flexibility or future investment potential, this thoughtfully designed home blends function, style and sophistication across all 3 levels. Wide plank flooring, oversized windows and designer selected finishes set a bright, modern tone from the moment you step inside. An open-concept main floor connects the living, kitchen and dining spaces seamlessly, perfect for entertaining or relaxed family life. The living room offers clear sightlines for easy conversation, while the chef's kitchen stands out with full-height cabinetry, timeless subway tile, quartz surfaces and a large peninsula island ideal for gathering. The adjacent dining area flows effortlessly into the main living space and a discreet powder room adds everyday convenience. Retreat at the end of the day to the primary oasis on the upper level and feel spoiled daily thanks to the walk-in closet and sleek and modern ensuite. The second bedroom is spacious and bright with easy access to the 4-piece bathroom. Conveniently, laundry is also located on this level. The fully developed lower level extends the home's versatility with a self-contained LEGAL SUITE featuring a private entrance, modern kitchen, comfortable living area, large bedroom, full bathroom, and its own laundry facilities creating an exceptional setup for generating rental income or accommodating guests in style. Outside, a charming front courtyard adds curb appeal and a detached single garage ensures secure parking. Perfectly positioned near Confederation Park,

local schools, playgrounds, transit and shopping, this home delivers outstanding walkability and lifestyle convenience. With easy access to downtown, Nose Hill Park and regional bike pathways, Highland Park continues to attract professionals, families, and investors looking for a connected community and modern living with income potential.