



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3423 Centre B Street NW
Calgary, Alberta

MLS # A2271472



\$695,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub		

Inclusions: X2 refrigerators, X2 stoves

This charming bungalow in the highly sought-after neighbourhood of Highland Park offers a fantastic opportunity to live in a vibrant, established community. Inside, you'll find a bright main floor with hardwood, featuring a comfortable living room connected to a dining area, practical kitchen, full 4-piece bath, and two bedrooms including a spacious primary. The fully finished lower level has updated flooring and baseboards, newer furnace and hot water heater, and offers even more flexible space with its illegal suite, which includes its own exterior entrance, large bedroom, 3-piece bathroom, games/rec room, a laundry area, and a second kitchen. Perfect for extended family or guests. Outside, the west-facing backyard is fenced and private with room for gardening, play, or pets, plus a detached single garage and additional off-street parking off the back lane. Highland Park is known for its peaceful residential streets and easy access to local amenities, making it an ideal place to call home. Just minutes away, you'll find a variety of golf courses, as well as Confederation Park and Nose Hill Park, offering ample green space for outdoor activities like walking, cycling, and picnicking. The neighbourhood also offers proximity to schools, transit options, and shopping, while its central NW location makes it quick and easy to get downtown or to the airport. Whether you're looking to settle in a quiet community or enjoy the convenience of inner-city living, Highland Park offers the best of both worlds. Book your showing today and explore the possibilities at 3423 Centre B Street NW.