



**GRASSROOTS**  
REALTY GROUP

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**302 32 Avenue NE**  
**Calgary, Alberta**

**MLS # A2144718**



**\$590,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Central A/C		

Welcome Home! This prestigious townhouse in the highly sought-after community of Highland Park truly has it all! From its impressive curb appeal to its unbeatable location, this home is a gem. Highland Park offers direct access to downtown via Centre Street and Edmonton Trail and boasts excellent connectivity to bike pathways, Confederation Park, and Nose Hill Park. Families will appreciate the convenience of nearby Buchanan Elementary School and James Fowler High School, as well as the proximity to two local golf courses. This two-storey townhome features 3 spacious bedrooms and 3.5 bathrooms, offering over 1900 square feet of living space spread across three levels. Additionally, there is a single detached garage and ample street parking available. The main level boasts an open concept layout, starting with a front living room bathed in natural light from the oversized windows and featuring a stunning floor-to-ceiling stone fireplace with an electric insert. The living room seamlessly flows into the spacious kitchen, which is equipped with full-height cabinets, quartz countertops and a large kitchen island with room for 4 at the breakfast bar. The light engineered hardwood floors and fresh paint make this space feel even larger and more inviting. Adjacent to the kitchen is the dining area and the back door which accesses the backyard which is fully fenced and includes a patio, perfect for outdoor entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you will find two generously sized bedrooms, each with its own ensuite bathroom. The bedroom that faces West has massive windows and the ensuite features a soaker tub and separate shower as well as a vanity with double sinks. For added convenience, the laundry is located on this level. The finished basement offers a spacious third bedroom with walk-in closet, another full

bathroom, a recreation room, a dry bar, and additional storage space. Parking is a breeze thanks to the detached single garage. With so much to offer, this townhouse in Highland Park is not to be missed! Other notable features: Central A/C, upgraded window coverings & new carpet.