



**3603 2 Street NW**  
**Calgary, Alberta**

**MLS # A2153033**



**\$826,300**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** Fridge and Electric Stove in Basement

**Builder Alert!** Nicely located on a quiet Street in Highland Park, close to 6,000-square-foot lot with R-CG zoning is a prime opportunity for redevelopment. This large Bungalow offers you 1,440 sq feet on the main level and 3 separate illegal suites in the house. On the main floor, there is a massive Living room (23 x 19 ft) with bright east-facing windows. There is a large Kitchen includes an eating area, plus 3 bedrooms and a 5 pc bathroom with a double vanity. The basement has developed with 2 separate illegal suites. One illegal suite with 2 bedrooms and a bathroom, and the other Bachelor illegal Suite. Both illegal suites have their own separate entrance and kitchen. The Backyard is fully fenced and features back lane access to a double oversized detached garage. Great rental property to generate over \$4000 a month. Conveniently located near James Fowler High School, Buchanan School, and Queens Park. This property is perfect for investment or redevelopment!