



4355 2 Street NW
Calgary, Alberta

MLS # A2198001



\$699,600

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	999 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPENHOUSE April 5, 5 to 7pm. Rare opportunity in highland park under \$700K. Charming Bungalow with over 2000 Sqfeet living space Minutes from Downtown & Prime Redevelopment Opportunity! Situated on a spacious 6,000 sq. ft. R-CG zoned lot, this property presents an incredible opportunity for BUILDERS, INVESTORS, and HOMEBUYERS alike. Builders: Ideal for redevelopment in a sought-after location. Investors: Generate strong cash flow by renting both the upstairs and the fully developed basement suite. Homebuyers: Enjoy a quiet, tree-lined setting near a golf course while being just minutes from downtown. Main Level Features: Tile entry foyer leading into a bright and spacious kitchen with ample white cabinetry. Oak hardwood flooring and a pass-through opening connecting the kitchen to the living room. Large, updated windows that flood the space with natural light. Basement (Illegal Suite): Private separate side entrance. Large family room with a freestanding gas fireplace and tile surround. Full kitchen, two bedrooms, a 3-piece bathroom, and its own laundry room. Outdoor Highlights: 50' x 120' lot backing onto a park. Expansive two-level wraparound deck in a fully fenced, west-facing backyard. Heated, oversized single garage for added convenience. Prime Location: Quick access to downtown, the airport, and major transit routes. Close to shopping, schools, and amenities. This is a rare opportunity to own a versatile property in a fantastic location. Contact us today to schedule a viewing!