



GRASSROOTS
REALTY GROUP

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

3810 2 Street NW
Calgary, Alberta

MLS # A2204324



\$739,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Additional - stove, fridge dishwasher

Situated in the prized SW quadrant of Highland Park, here is superb all-around opportunity for builders, investors and families. The character of the area and closer-in location are simply fabulous. Nestled on a picturesque tree-lined street, this "full-size" 50x120 R-CG zoned property provides a wonderful residential setting with great possibilities. 3 bedrooms, 2 bathrooms, 2 fireplaces. Gracious main foyer with welcoming living room with lots of natural light. Hardwood and laminate flooring. Side entrance to illegal suite down. Being a "raised bungalow" makes the lower level brighter and homier. Various updates through the years. Large, fenced rear yard and back lane. Steps to community park. Easy stroll to James Fowler & Buchanan schools, Minutes to Downtown. Easy access to U of C, SAIT, Foothills Hospital and golf. Services, shops and restaurants on 16 Ave. Lots in this SW section of Highland Park can be hard to come by. Charming inner-city feeling and away from traffic. A fabulous opportunity in a sought-after location whether developer, investor or family living!