

\$699,600 - 4355 2 Street Nw, Calgary

MLS® #A2198001

\$699,600

4 Bedroom, 2.00 Bathroom, 999 sqft
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

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!

Built in 1954

Essential Information

MLS® #	A2198001
Price	\$699,600
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4355 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z2

Amenities

Parking Spaces	1
Parking	Heated Garage, Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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