

# **\$675,000 - 4347 2 Street Nw, Calgary**

MLS® #A2204711

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Nestled in the heart of a quaint suburban neighborhood of Highland Park, this charming property exudes timeless elegance and modern comfort. Upon entering, the gleaming hardwood floors and abundance of natural light create a welcoming atmosphere. The living room, adorned with a two-sided fireplace, provides a cozy space to unwind, while French doors lead to a versatile flex room, perfect for a home office or children's play area. The dining room, adjacent to the fireplace, sets the stage for elegant gatherings, complemented by an expansive kitchen designed for culinary enthusiasts. Featuring a large center island, gas stove and double-door refrigerator, and plenty of counter space, this kitchen is both functional and stylish. An enclosed pantry adds extra storage convenience.

Upstairs, a curved staircase leads to the master suite, a tranquil retreat complete with a custom walk-in closet, private balcony with sunset views, and a luxurious 5-piece ensuite featuring a skylight, double vanity, soaker tub, and separate shower. Two additional bright and spacious bedrooms share this level, along with a conveniently located laundry area. The finished basement offers additional living space with a rec room for movies and games, a fourth bedroom, another full bathroom, and ample storage. Outside, the west-facing backyard is perfect for enjoying sunny days on the full-width deck, surrounded by mature trees and a fenced grassy yard ideal for family



activities. An insulated double detached garage provides parking convenience. Close to School, transit, shopping easy access to Centre street and 4th Street. Call to view before it's gone!.

Built in 2005

### **Essential Information**

MLS® #	A2204711
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4347 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island
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Appliances	None
Heating	Mid Efficiency, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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