

\$580,000 - 3302 2 Street Ne, Calgary

MLS® #A2144548

\$580,000

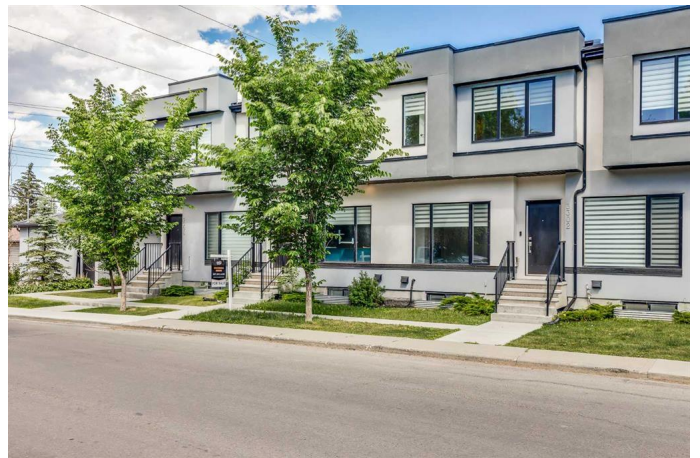
4 Bedroom, 4.00 Bathroom, 1,316 sqft

Residential on 0.04 Acres

Highland Park, Calgary, Alberta

This is THE best value for an exquisite 4 bedroom townhouse, nestled in the highly sought-after community of Highland Park! This home offers a perfect blend of style and convenience. Highland Park provides direct access to downtown via Centre Street and Edmonton Trail, and boasts excellent connectivity to regional bike pathways, Confederation Park, and Nose Hill Park. Families will appreciate the nearby Buchanan Elementary School and James Fowler High School, as well as proximity to two local golf courses.

This two-storey townhouse is both spacious and stylish, encompassing over 1,900 square feet of refined living space. As you enter, you are greeted by a bright and inviting living room featuring an elegant inset electric fireplace. The room's light wide-plank laminate flooring and impressive 9' ceilings enhance the sense of space and openness, with abundant natural light streaming through the east-facing windows. The open-concept kitchen is a chef's dream, complete with sleek stainless steel appliances, luxurious granite countertops, a convenient breakfast bar, and 42" cabinets. Contemporary gold fixtures and black light fittings add a touch of sophistication. The dining room, located at the rear, provides an excellent setting for entertaining guests. A chic 2-piece bathroom completes the main level.



Upstairs, notice the brand new carpeting and you will also find three generously sized bedrooms, including a serene primary suite with a walk-in closet and a modern 4-piece ensuite. A second 4-piece family bathroom and a dedicated laundry area add to the upper level's functionality. The fully finished basement offers additional living space, featuring a large recreation room, a fourth bedroom with a walk-in closet, another full bathroom, and ample storage, complete with a bar area perfect for relaxation or entertaining.

This home is equipped with central air and includes a fenced backyard area for privacy. Parking is a breeze with a single detached garage and plenty of additional street parking . This townhouse truly combines modern design, practical features, and an unbeatable location. Come see it for yourself today! Freshly painted and turnkey ready! The seller is willing to include snow removal and lawn maintenance service through a third party company that will be paid for until April 2025 as part of an offer.

Built in 2018

Essential Information

MLS® #	A2144548
Price	\$580,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,316
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	3302 2 Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3H3

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Detached, Titled

Interior

Interior Features	Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	August 2nd, 2024

Days on Market	37
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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