



3810 2 Street Calgary Alberta

\$699,999

*** OPEN HOUSE SUNDAY JULY 6: 11-1 *** SUPERB INNER CITY OPPORTUNITY ! Situated in the PRIZED SW SECTION of HIGHLAND PARK, here is a great all-around property - BUILDERS, INVESTORS, FAMILIES. Nestled on a picturesque tree-lined street, this "FULL-SIZE" R-CG '50x120' lot provides a wonderful setting. Developed up/down, with lower level illegal suite, Gracious main foyer with welcoming living room, dual picture windows & lots of natural light. Hardwood and laminate flooring, dual corner windows, classic glass block in bathrooms Private SIDE ENTRANCE to downstairs Being a "raised bungalow" makes the lower level higher & brighter - such a good feeling! Various updates through the years. Has 2 cozy fireplaces. Recently repainted upper LR and bedrms, New flooring in lower bathrm. Large, fenced rear yard and paved back lane. Steps to community park. Stroll to James Fowler & Buchanan schools, Minutes to DT. Easy access to U of C, SAIT, Foothills Hospital. Properties in the favored 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. (id:6769)

Living room/Dining room 17.92 Ft x 12.67 Ft

Furnace 6.58 Ft x 9.33 Ft

Kitchen 8.25 Ft x 12.92 Ft

Primary Bedroom 9.58 Ft x 12.58 Ft

3pc Bathroom 5.08 Ft x 5.92 Ft

Bedroom 6.83 Ft x 9.17 Ft

Living room/Dining room 16.08 Ft x 13.50 Ft

Foyer 9.33 Ft x 4.17 Ft

Kitchen 14.33 Ft x 9.75 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Primary Bedroom 12.83 Ft x 12.08 Ft

Bedroom 9.08 Ft x 11.92 Ft

Listing Presented By:



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