

# \$725,000 - 4355 2 Street Nw, Calgary

MLS® #A2198001

**\$725,000**

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

Highland Park, Calgary, Alberta

Rare opportunity in highland park under \$700K. Charming Bungalow with over 2000 Sqfeet living space Minutes from Downtown â€” 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	\$725,000
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	Oversized, Single Garage Detached, Heated Garage
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, 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	54
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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