

\$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

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|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 57 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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