



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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102, 402 2 Avenue NE  
Calgary, Alberta

MLS # A2253780



\$525,000

|             |                                                                                                                         |            |        |
|-------------|-------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                 | Water:     | -      |
| Floors:     | Tile, Vinyl Plank                                                                                                       | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                         | Condo Fee: | \$ 461 |
| Basement:   | Full, Walk-Out To Grade                                                                                                 | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                                                      | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                                                                                                         | Utilities: | -      |
| Features:   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) |            |        |
| Inclusions: | n/a                                                                                                                     |            |        |

Prime Location! This fully renovated 2 BR, 3 BA home features TWO MASTER SUITES and a rare double attached garage. Nestled in a vibrant inner-city neighborhood with easy downtown access, this gem spares no expense with a new kitchen, bathrooms, flooring, plumbing, AC, appliances, 24k gold sinks and so much more—see the full list of upgrades! The spacious primary suite boasts soaring ceilings, a built-in closet, and a custom ensuite. The second bedroom also offers high ceilings and a private bathroom. Parking is effortless with the double garage, a major perk in this area! Vacant and ready for quick possession—don't miss out!