

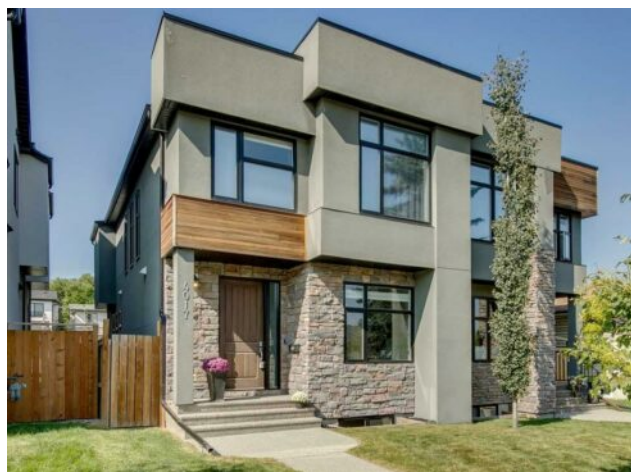


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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4017 1 Street NW
Calgary, Alberta

MLS # A2254281



\$799,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,881 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	Security Hardware, TV Mounts, Curtains and Rods in Kids Bedroom		

Welcome to the best value in the inner city. This modern 2-storey semi-detached home in Highland Park offers 2,700+ sq ft of well-designed living space, priced under \$800,000. The main floor features an open-concept layout with high ceilings, a large kitchen island, built-in appliances, and a living area with a gas fireplace and custom wood built-ins. Large west-facing windows bring in natural light, complemented by a mudroom and 2-piece bathroom. Upstairs includes three bedrooms, a full laundry area, a 4-piece main bathroom, and a generous primary suite with a walk-in closet and 5-piece ensuite with double vanity, soaker tub, and separate shower. The finished basement has a rec room, huge wet bar, additional bedroom, and 4-piece bathroom, ideal for guests or family. The west-facing backyard is landscaped with raised flower boxes, a deck, and a detached double garage off a paved lane. Located in a prime inner-city area, this move-in-ready home combines function and style. Schedule a viewing today.