

**2, 3318 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2304282**



**\$614,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Low Maintenance Landscape, Views		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** T.V. Walk Mount Brackets, Car Lift

Welcome to this beautifully maintained 3 storey townhome in the heart of Highland Park, now offered at a newly reduced price and delivering exceptional inner-city value. With over 2,200 sq ft of thoughtfully designed living space, this rare home is perfect for young professionals, first time buyers, or anyone seeking stylish low maintenance living just minutes from downtown Calgary. The bright open concept main floor is ideal for entertaining, featuring a spacious kitchen, dining area, custom built-in storage, and direct access to a private patio perfect for summer evenings and BBQs. Upstairs offers two generous bedrooms, a full bath, and a private balcony, while the entire top floor is dedicated to an impressive primary retreat complete with dual walk-in closets, a spa inspired 5-piece ensuite, downtown views, and its own balcony escape. The fully developed basement adds even more flexibility with a cozy rec room, stone fireplace, wet bar, and full bathroom, perfect for movie nights, guests, or working from home. Additional highlights include central A/C, low condo fees, and a rare detached garage with 14 foot ceilings and a car lift allowing space for two vehicles. This move-in-ready home has been meticulously cared for, with a pre-listing home inspection completed and addressed for added peace of mind. Located close to restaurants, amenities, transit, and Calgary's core, this is an incredible opportunity to own a spacious and stylish inner-city home at an exceptional new price.