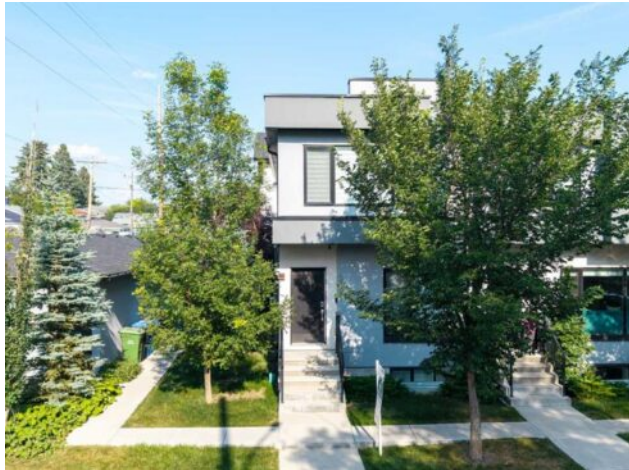


3306 2 Street NE
Calgary, Alberta

MLS # A2332587



\$569,000

Division:	Highland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained end-unit townhouse in the highly desirable community of Highland Park featuring 3 bedrooms, 3.5 bathrooms and a double detached garage. This self-managed condominium, operated by the owners, offers pride of ownership and a well-maintained living environment. Featuring a detached double garage, this home combines comfort, convenience, and excellent value. Perfectly situated in one of Calgary's most amenity-rich neighborhoods, you'll enjoy easy access to schools, shopping, parks, public transit, major roadways, and everyday conveniences—all just minutes from your doorstep. Whether you're a first-time homebuyer, downsizer, or investor, this is an exceptional opportunity to own in a sought-after location. Don't miss your chance to make this fantastic home yours—schedule your private showing today!