

**3307 1 Street NE**  
**Calgary, Alberta**

**MLS # A2200478**



**\$469,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	777 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Rec		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Crown Molding, No Smoking Home, Storage		

**Inclusions:** n/a

Excellent opportunity for a Heritage-Bungalow in Highland Park! Centrally located with great access to Centre St. and Edmonton Trail, helping getting you around town and Downtown commute quite quickly. This property has been lovingly cared for, with a bunch of recent improvements and updates, especially some important ones. Exterior improvements include the stucco, cladding trim, storm doors, roof and trim. Newer Hot Water Tank and Furnace (2018) Newer Washer and Dryer (2020) Gas fireplace was fully refurbished, installed dog run and new fencing! The property abounds with character. Overall a cozy and welcoming home, with a large living room with character rich ceiling beams, gas fireplace and large windows. A great room for relaxing and spending time with family and friends. A nice sized dining room that is bright and spacious, and large Master Bedroom with new walk-in closet built-ins, for organizing and adding space. New plumbing fixtures in the large washroom and cozy kitchen. This property is fully move-in ready and priced affordably. If you are looking for a great property in a great community that is close to schools, shopping, restaurants and more, than this is the one for you! Call to view today!