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## 102, 402 2 Avenue NE Calgary, Alberta

## MLS # A2234764



Forced Air, Natural Gas

## \$585,000

Division:	Crescent Heights		
Туре:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		
	Water:	-	
	Sewer:	-	
	Condo Fee	\$ 461	
	LLD:	-	
	Zoning:	M-C2	

Floors:Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:\$ 461Basement:Full, Walk-Out To GradeLLD:-Exterior:Stucco, Wood FrameZoning:M-C2Foundation:Poured ConcreteUtilities:-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Inclusions: n/a

Heating:

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, and so much more—see the full list of upgrades! The spacious primary suite boasts soaring ceilings, a built-in closet, and a custom en-suite. 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!