

# \$649,900 - 4308 2 Street Nw, Calgary

MLS® #A2263846

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.16 Acres

Highland Park, Calgary, Alberta

Opportunity awaits on a quiet street in the popular and mature neighbourhood of Highland Park! This three bedroom and two-bathroom 1117 square foot raised bungalow situated on a 667 square metre lot offers plenty of potential for a renovation project that has the potential for a basement suite or a complete redevelopment like many other new infills recently built in the community. This home features original hardwood floors, spacious bedrooms, plenty of natural light in the basement with numerous windows and a huge, oversized double detached garage measuring in at 25'4" x 23'8". Located close to schools, shops, playgrounds, restaurants, transit and a quick commute to downtown, the airport and Nose Hill Park. Book your viewing today!

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263846    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,114       |
| Acres          | 0.16        |
| Year Built     | 1954        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4308 2 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0Z1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Back Yard        |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Aluminum Siding |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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