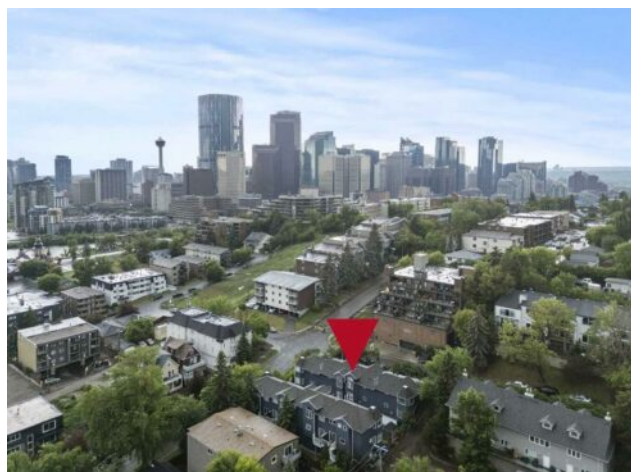


**102, 402 2 Avenue NE  
Calgary, Alberta**

**MLS # A2234764**



**\$575,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** n/a

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, 24k gold sinks 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!