

# \$699,999 - 3810 2 Street Nw, Calgary

MLS® #A2204324

**\$699,999**

4 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY JULY 6: 11-1 \*\*\*

**SUPERB INNER CITY OPPORTUNITY !**

Situated in the PRIZED SW SECTION of HIGHLAND PARK, here is a great all-around property - BUILDERS, INVESTORS, FAMILIES. Nestled on a picturesque tree-lined street, this "FULL-SIZE" R-CG '50x120' lot provides a wonderful setting. Developed up/down, with lower level illegal suite, Gracious main foyer with welcoming living room, dual picture windows & lots of natural light. Hardwood and laminate flooring, dual corner windows, classic glass block in bathrooms Private SIDE ENTRANCE to downstairs Being a "raised bungalow" makes the lower level higher & brighter - such a good feeling! Various updates through the years. Has 2 cozy fireplaces. Recently repainted upper LR and bedrms, New flooring in lower bathrm. Large, fenced rear yard and paved back lane. Steps to community park. Stroll to James Fowler & Buchanan schools, Minutes to DT. Easy access to U of C, SAIT, Foothills Hospital. Properties in the favored SW SECTION of Highland Park can be hard to come by. Charming inner-city feeling and away from traffic. A fabulous opportunity in a sought-after location whether developer, investor or family living.

Built in 1949

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2204324    |
| Price          | \$699,999   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 902         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3810 2 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 3K6          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite                                   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof            | Asphalt Shingle   |
| Construction    | Concrete, Vinyl Siding, Wood Frame                                  |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 94              |
| Zoning         | R-CG            |

### **Listing Details**

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

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