

# \$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 JUNE 29: 11-1

\*\*\* SUPERB INNER CITY OPPORTUNITY ! -

Situated in the PRIZED SW SECTION of HIGHLAND PARK, here is a superb 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	Parking Pad, Off Street, 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 Yard, Private Entrance
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Lot Description	Back Lane, Back Yard, Rectangular Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	87
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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