

\$945,000 - 3406 2 Street Nw, Calgary

MLS® #A2257918

\$945,000

4 Bedroom, 4.00 Bathroom, 1,950 sqft
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

BRAND NEW | 4 BEDS | GYM | BAR |
VAULTED CEILINGS THROUGHOUT |
EV-POWER IN GARAGE

Welcome to this stunning brand-new home in the heart of Highland Park, one of Calgary's most sought-after neighborhoods. Ideally located near coffee shops, schools, major amenities, and just minutes from downtown, this residence blends modern luxury with everyday convenience.

From the moment you arrive, the brick and stucco exterior with colonial-style windows sets an immaculate modern farmhouse tone. Inside, every detail radiates sophistication from the upscale finishes, to the light-filled open-concept layout designed for both beauty and practicality.

The main floor begins with a spacious dining area accented by a feature wall, leading into the gourmet chef's kitchen. Here you'll find a striking mix of paint-grade and oak cabinetry, floor-to-ceiling storage, stainless steel appliances, gas cooktop, under-cabinet lighting, and built-in ceiling speakers. The showpiece of the space is the 13-foot waterfall quartz island perfect for entertaining or casual meals.

Adjacent is a cozy living area anchored by a gas fireplace with tiled stone surround, opening to a 14x14 wood deck through a sleek



glass wall system. With exterior speaker wiring, this deck is the ideal spot for BBQs, morning coffee, or summer evenings with friends. Additional main floor highlights include a walk-in pantry, custom mudroom, and an elegant powder room.

Upstairs, a dramatic open-to-below design with vaulted ceilings makes a grand impression. Every bedroom on this level features a vaulted ceiling. The primary suite overlooks the front yard with sunset views, and boasts an expansive walk-in closet. The spa-inspired ensuite offers in-floor heating, a freestanding tub, dual vanity with custom mirrors, a glass shower with steamer, and exquisite finishes. Two additional bedrooms, a 4-pc bath, and a laundry room with built-in cabinetry complete the upper level.

The fully developed basement is designed for both relaxation and recreation, featuring a designer wet bar, a large rec room with built-in TV unit and ceiling speakers, plus a private gym with rubber flooring and mirrors. A fourth bedroom with walk-in closet and a full bath add extra flexibility.

Outside, a fully fenced backyard with generous lawn space offers room for pets, play, and summer gatherings. The double garage, roughed-in for EV charging, provides secure parking and storage.

This home delivers the perfect blend of elegance, comfort, and functionality – all in one of Calgary’s most desirable communities.

Contact your favorite realtor today to schedule a showing!

Built in 2025

Essential Information

MLS® #	A2257918
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3406 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2k0x9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Vaulted Ceiling(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Oven-Built-In
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	Five Star Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.