

3609 2 Street, Calgary T2K 0Y3

MLS®#: **A2121529** Area: **Highland Park** Listing Date: **04/14/24** List Price: **\$975,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,996 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**35**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance**  
 Construction: **Composite Siding,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Range,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Washer**  
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 16`6"	Living Room	Main	13`6" x 15`8"
Dining Room	Main	13`7" x 9`4"	Mud Room	Main	6`4" x 10`4"
Foyer	Main	6`2" x 7`4"	2pc Bathroom	Main	6`4" x 5`0"
Bedroom - Primary	Second	14`2" x 13`2"	Walk-In Closet	Second	7`8" x 13`2"
5pc Ensuite bath	Second	10`4" x 11`8"	Bedroom	Second	11`6" x 11`2"
Bedroom	Second	10`4" x 11`2"	4pc Bathroom	Second	10`4" x 5`0"

Laundry  
Living Room  
4pc Bathroom  
Laundry

Second  
Basement  
Basement  
Basement

5`8" x 5`0"  
9`10" x 17`8"  
5`0" x 10`0"  
4`0" x 4`0"

Kitchen  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

9`6" x 15`4"  
10`8" x 13`2"  
6`0" x 9`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

36745

Remarks

Pub Rmks:

THE SUMMER OF '24 will be spectacular as this BRAND NEW MODERN INFILL on a picturesque, tree-lined street in the desirable part of Highland Park is estimated to be completed in June! The most unique feature and benefit of this property is the ideal mortgage helper of a 835 SF LEGAL BASEMENT SUITE with private side entrance and separate laundry area (roughed-in) - perfect for a long-term renter, Airbnb, or extended family! Other notable features of this quality Star Homes build include: 10 foot ceilings, expansive gourmet kitchen with pantry, stainless steel appliances, waterfall quartz counters, functional built-ins in living room and mud room, concrete outdoor patio, a second dedicated furnace for the basement and so much more! The primary suite will leave you breathless...the bedroom is serene, scenic, spacious and the spa-like ensuite is fully equipped with dual sinks, a free-standing soaker bath and a luxurious glass shower. Star Homes and Development is a premium builder that is committed to excellence and customer service at every stage of their projects. This property is minutes from schools, childcare, playgrounds, parks, shopping, restaurants, golf courses and main travel arteries - including the airport! Reach out today to learn more about this up and coming property.

Inclusions:  
Property Listed By:

All appliances in the basement suite: electric stove, dishwasher, refrigerator, microwave/hood fan combo.  
RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

