



THE
A-TEAM

**RE/MAX
FIRST**

3918 2 Street, Calgary T2K 0Y6

MLS®#: **A2160419**

Area: **Highland Park**

Listing Date: **08/31/24**

List Price: **\$789,800**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 04-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Treed**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,923**
 Low Sqft:
 Ttl Sqft: **1,923**

DOM

130
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`3"	Breakfast Nook	Main	14`8" x 10`6"
Dining Room	Main	12`3" x 11`6"	Foyer	Main	10`8" x 7`10"
Kitchen	Main	14`8" x 13`1"	Living Room	Main	13`3" x 10`11"
4pc Bathroom	Upper	7`3" x 6`4"	5pc Ensuite bath	Upper	18`3" x 7`1"
Bedroom	Upper	13`1" x 9`3"	Bedroom	Upper	9`5" x 12`6"
Bedroom - Primary	Upper	18`8" x 11`6"	Laundry	Upper	7`7" x 4`11"
Walk-In Closet	Upper	7`7" x 5`9"	4pc Bathroom	Basement	7`10" x 5`2"

Bedroom
Furnace/Utility Room

Basement
Basement

16`2" x 12`11"
12`5" x 7`10"

Family Room
Walk-In Closet
Legal/Tax/Financial

Basement
Basement

18`2" x 13`5"
9`7" x 4`10"

Title:
Fee Simple
Legal Desc:

36745

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome Home!! Here is your best chance to own a nicely upgraded 1923 sq ft attached infill in an attractive NW inner city location. Two storey style with stucco and stone exterior, very inviting curb appeal, front door with a transom window and stone accents, welcomes you into this fabulous property. Met by a spacious entryway that gives you the perfect sense of arrival leading the way on gleaming engineered hardwood and tile flooring - you really have the best of everything here - formal dining room with double glazed french doors just adjacent the front with 3 large feature windows soaking in the daylight from the west. Open kitchen with granite counter tops, dark cabinets, all newer appliances, heated floors, corner pantry and sit up breakfast bar. Eating nook off the kitchen is shared by a stylish gas fireplace that takes you to the great/family room with nice views to the back. Main two-piece powder room tucked nicely away on the landing to the lower level. See the wonderful landscaping in the front with west facing exposed aggregate patio, patio lighting and loads of space for flowerpots. Impeccable rear yard with dura deck coated deck surface with a gas bbq outlet for those summer BBQ's, ample space for the lounge set on the lower patio stones, aggregate walkways, nice trees, and some green grass. Notable upgrades to this home but not limited to: added insulation to attic, stone and stucco exterior, central air conditioning, deep soaker tubs - primary ensuite with jets, second floor laundry with wash basin, 9 ft ceilings with textured knockdown finishing and rounded drywall corners throughout. Primary ensuite has heated floors, double vanity, and a large walk-in closet off that bedroom. Lower level offers matching to finish development with another bedroom, large family room and another full washroom. Large double garage off the paved alleyway - less mess for you all winter long! Located on a very quiet street yet close to absolutely everything for stores, shops, park space, transit and main thoroughfares. Bursting with pride of ownership and so well maintained - move in and do nothing at all!**

Inclusions:
Property Listed By:

N/A
Century 21 Masters

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

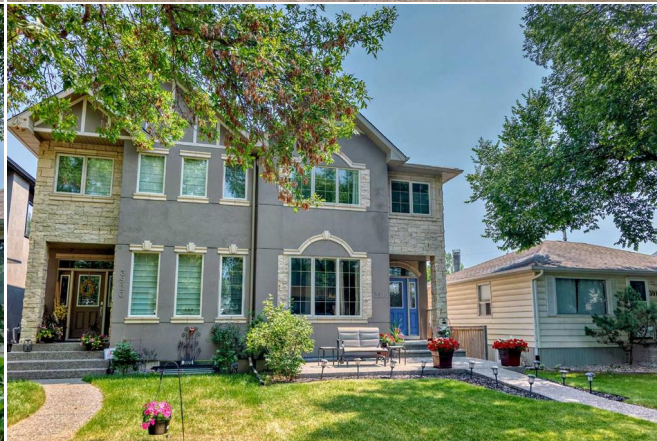
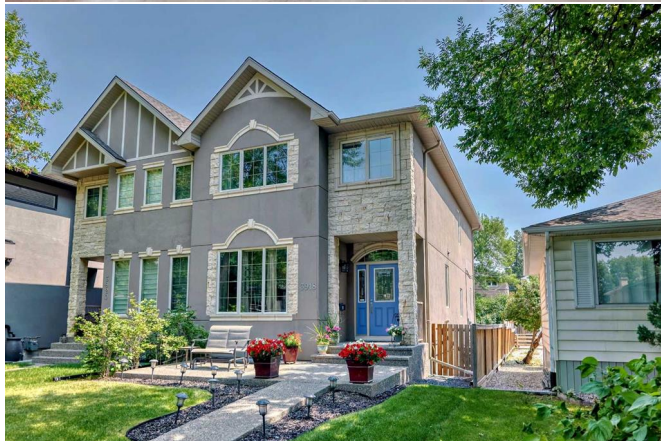












3918 2 St NW, Calgary, AB

Main Floor Exterior Area 939.07 sq ft
Interior Area 849.92 sq ft



PREPARED: 2024/06/02



While regions are excluded from total floor area in QUICE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

3918 2 St NW, Calgary, AB

2nd Floor Exterior Area 953.03 sq ft
Interior Area 959.95 sq ft
Excluded Area 17.30 sq ft



PREPARED: 2024/06/02



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Basement (Below Grade) Exterior Area 737.93 sq ft
Interior Area 659.72 sq ft
Excluded Area 132.28 sq ft



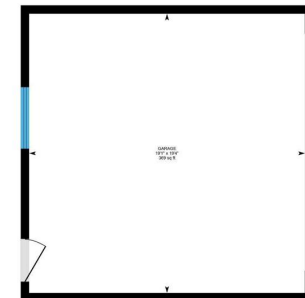
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Detached Garage Excluded Area 399.15 sq ft



PREPARED: 2024/06/02



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