



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3918 2 Street, Calgary T2K 0Y6**

MLS®#: **A2160419**

Area: **Highland Park**

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

List Price: **\$818,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,923**

Year Built:

**2008**

Low Sqft:

Ttl Sqft:

**1,923**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**18**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Private,Treed**

**Double Garage Detached**

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

**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 PowerRealty.ca**

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











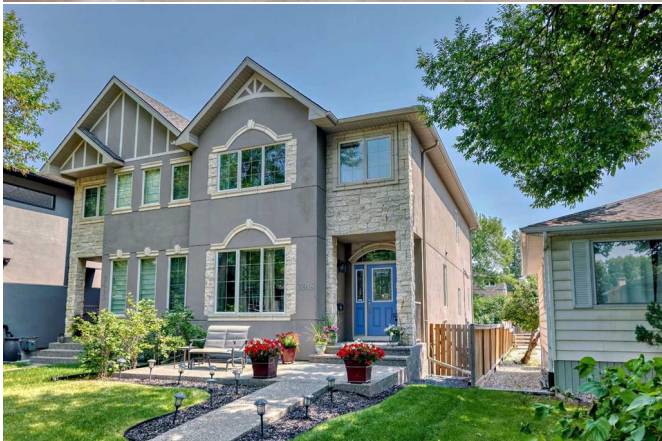












**3918 2 St NW, Calgary, AB**

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 OUCDE 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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**3918 2 St NW, Calgary, AB**

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



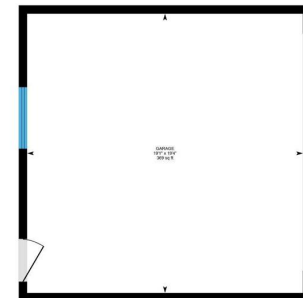
PREPARED: 2024/06/02



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**3918 2 St NW, Calgary, AB**

Detached Garage Excluded Area 399.15 sq ft



PREPARED: 2024/06/02



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