



THE
A-TEAM

**RE/MAX
FIRST**

4020 2 Street, Calgary T2K 0Y6

MLS®#: **A2189853**

Area: **Highland Park**

Listing Date: **01/27/25**

List Price: **\$750,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2015**

Lot Information
Lot Sz Ar: **3,013 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,920**
Low Sqft:
Ttl Sqft: **1,920**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Other,Private,Rectangular Lot,See Remarks,Views Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 3`0"
Foyer	Main	6`3" x 5`6"
Living Room	Main	20`0" x 15`5"
5pc Ensuite bath	Upper	12`3" x 10`8"
Bedroom	Upper	12`5" x 10`0"
Bedroom - Primary	Upper	14`2" x 13`0"

Room	Level	Dimensions
Dining Room	Main	14`6" x 11`4"
Kitchen	Main	17`0" x 15`8"
4pc Bathroom	Upper	7`7" x 5`0"
Bedroom	Upper	11`5" x 9`9"
Laundry	Upper	6`7" x 5`5"
Walk-In Closet	Upper	8`11" x 6`9"

3pc Bathroom
Game Room
Walk-In Closet
Storage

Basement
Basement
Second
Basement

8`5" x 8`2"
19`1" x 18`3"

Bedroom
Furnace/Utility Room
Walk-In Closet

Basement
Basement
Basement

12`1" x 10`6"
8`5" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3674S

Zoning:
H-GO

Remarks

Pub Rmks: **HOME SWEET HOME! Welcome to this spectacular, fully developed 2-storey custom-built home situated in the sought-after inner-city NW community of Highland Park with charming curb appeal. This executive home offers 4 bedrooms, 3.5 bathrooms, 2,816+ SQFT of luxurious living space, a double detached garage and CENTRAL AIR CONDITIONING! Heading inside you will be impressed by the stunning, open concept floor plan with knockdown 9 foot ceilings, trendy engineered white oak hardwood flooring and sophisticated finishing's throughout. The main floor boasts a sun-drenched living room with beautiful built-in cabinetry and a floor to ceiling, cozy gas fireplace, a bright dining area, spacious foyer, 2 piece vanity bathroom and the breathtaking, gourmet chef's kitchen complete with stainless steel appliances with a built-in oven and gas cooktop, quartz countertops, huge quartz island with a convenient breakfast bar and pendant lights and a subway tile backsplash. Upstairs you will find the magnificent master retreat with vaulted ceilings, a massive walk-in closet with built-ins and a spa-like 5 piece ensuite with a private rainfall shower, double vanity sinks and a soaker tub. Completing the floor is 2 additional generous sized bedrooms, a 4 piece bathroom and a spacious laundry room. The fully finished basement offers a large family/recreation room with built-ins and a wet bar, a 4th bedroom, another full bathroom and tons of storage space for all of your needs. Outside, there is a fully fenced, landscaped backyard with a concrete patio space perfect for BBQing and entertaining, a double detached garage and a wonderful front patio. Perfectly located in an extremely desirable location, steps from schools, pathway system, parks, popular restaurants and bars, shopping, public transportation, easy access to Downtown and major roadways. Don't miss out on this GEM, book your private viewing today!**

Inclusions: **NONE**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











4020 2 St NW, Calgary, AB
Main Floor Layout Area 321 sq ft
Interior Area 851.56 sq ft



0 5 10 ft PREPARED: 2025/12/17

White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 959.59 sq ft
Interior Area 822.78 sq ft
Excluded Area 23.09 sq ft



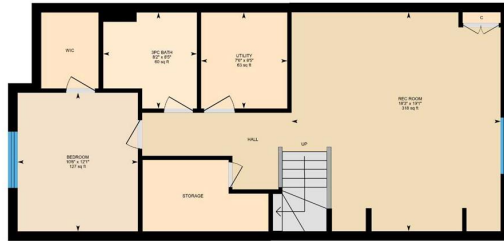
PREPARED: 2025/01/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 595.30 sq ft
Interior Area 751.19 sq ft



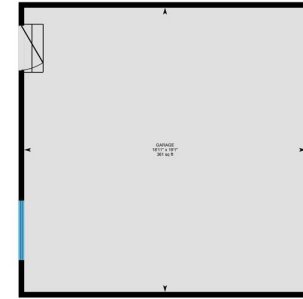
PREPARED: 2025/01/27



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Detached Garage Exterior Area 190.03 sq ft
Interior Area 390.99 sq ft



PREPARED: 2025/01/27



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