



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3705 2 Street, Calgary T2K 0Y5**

MLS®#: **A2191118**

Area: **Highland Park**

Listing Date: **01/30/25**

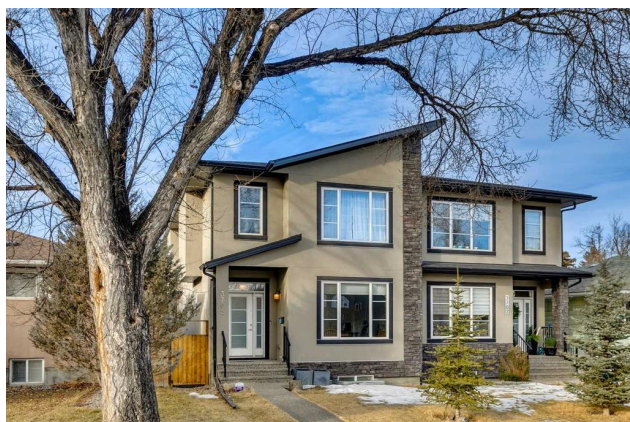
List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 05-Mar**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**  
Year Built: **2017**

Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot**  
Park Feat: **Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Secured**

DOM

**38**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Attached-Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central, High Efficiency, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`5" x 6`6"
2pc Bathroom	Main	5`0" x 4`11"
Eat in Kitchen	Main	13`5" x 10`8"
Bedroom - Primary	Upper	18`3" x 12`5"
Walk-In Closet	Upper	8`7" x 6`10"
Bedroom	Upper	12`1" x 9`1"

Room	Level	Dimensions
Office	Main	12`7" x 10`7"
Dining Room	Main	12`0" x 9`5"
Living Room	Main	20`1" x 13`0"
5pc Bathroom	Upper	16`8" x 8`10"
Bedroom	Upper	13`1" x 10`8"
4pc Bathroom	Upper	8`7" x 4`11"

**Laundry  
Bedroom  
Furnace/Utility Room**

**Upper  
Basement  
Basement**

**7`4" x 5`4"  
13`10" x 10`0"  
9`8" x 8`3"**

**Game Room  
4pc Bathroom**

**Basement  
Basement**

**22`10" x 19`2"  
9`3" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3674S**

Remarks

Pub Rmks:

**Welcome to 3705 2 Street NW, a beautifully designed semi-detached home offering nearly 2,000 sq. ft. of living space in the sought-after inner-city community of Highland Park. Situated on a quiet street, this fully finished home provides the perfect balance of tranquil living with easy access to major commuter routes—without the noise of busy roads. Step inside to discover a thoughtfully designed main floor, featuring a large front office—ideal for working from home. The open-concept layout seamlessly connects the spacious dining area, a bright and inviting living room with built-ins and a Napoleon gas fireplace, and a modern kitchen equipped with a large island with seating, stainless steel appliances (DW new in 2024), and plenty of storage. Through the back door, you'll find a low-maintenance outdoor retreat, complete with a concrete patio with a gas line for your BBQ, a private yard, and a double detached garage. Upstairs, the primary suite is a true retreat, offering a generous walk-in closet and a 5-piece ensuite with a soaker tub, dual vanities, and a glass-enclosed shower. Two additional spacious bedrooms, both with walk-in closets, share a 4-piece bathroom, while a convenient top-floor laundry room adds to the home's practicality. The fully finished basement is perfect for entertaining and relaxation, boasting a huge rec room complete with a projector and built-in speakers for family movie nights. A fourth bedroom and another 4-piece bath complete this lower level. This exceptional home offers modern comfort, convenience, and an unbeatable location. Don't miss your chance to see it—book your showing today!**

Inclusions:  
Property Listed By:

**Light Fixtures - all, Main Floor TV mount, Projector in basement  
2% Realty**

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

