



THE
A-TEAM

**RE/MAX
FIRST**

3705 2 Street, Calgary T2K 0Y5

MLS®#: **A2191118**

Area: **Highland Park**

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

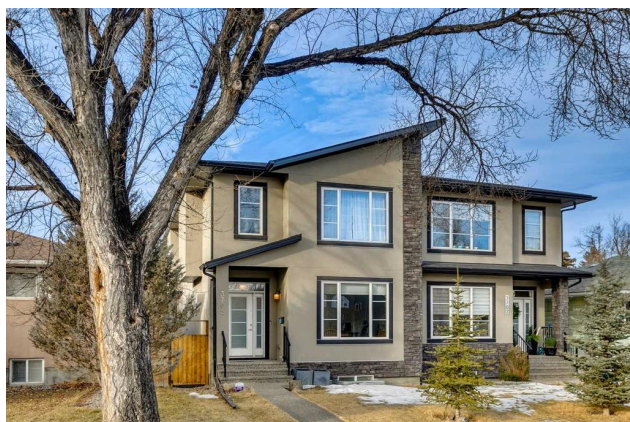
List Price: **\$799,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,918

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,918

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

2

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot

Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Secured

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

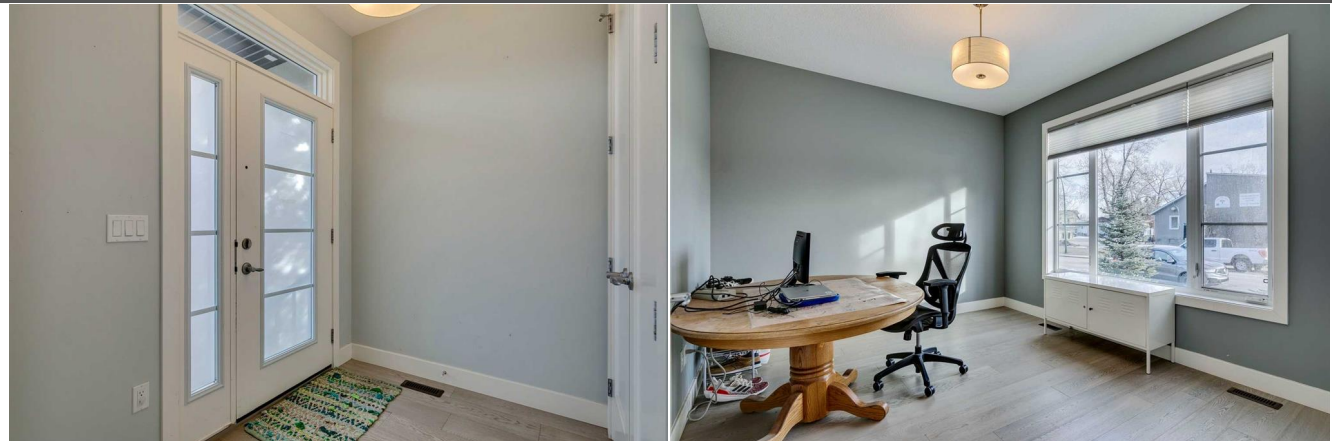
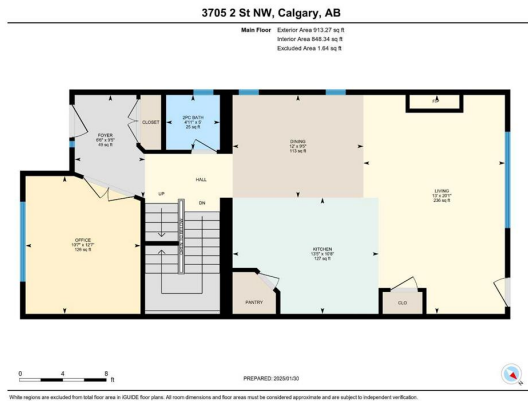
Pub Rmks:

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









3705 2 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 521.78 sq ft
Interior Area 732.20 sq ft



PREPARED: 2025/1/30
While 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.



