



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3417 2 Street, Calgary T2K 0Y1**

MLS® #: **A2195591**

Area: **Highland Park**

Listing Date: **02/19/25**

List Price: **\$1,025,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**  
Year Built: **2025**

Lot Information  
Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Lawn,Private,Street Lighting**  
Park Feat: **Double Garage Detached**

DOM

**3**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 1)**  
Style: **2 Storey,Side by Side**  
Parking  
Ttl Park: **3**  
Garage Sz: **2**

Finished Floor Area  
Abv Sqft: **1,976**  
Low Sqft:  
Ttl Sqft: **1,976**

Utilities and Features

Roof: **Asphalt,Flat Torch Membrane**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	53`1" x 47`0"	Kitchen	Main	56`10" x 52`3"
Dining Room	Main	32`10" x 46`9"	Bedroom	Second	44`0" x 33`1"
Bedroom	Second	33`1" x 38`0"	4pc Bathroom	Second	16`2" x 31`9"
Family Room	Second	31`9" x 52`9"	Bedroom - Primary	Second	57`2" x 43`3"
5pc Ensuite bath	Second	55`9" x 30`4"	Bedroom	Basement	36`1" x 37`6"
4pc Bathroom	Basement	36`1" x 16`2"	Game Room	Basement	77`8" x 49`9"
Bedroom	Basement	34`2" x 42`8"	2pc Bathroom	Main	16`8" x 18`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

3674S

R-CG

Remarks

Pub Rmks:

**This brand-new, move-in ready infill effortlessly combines modern sophistication with practical design, showcasing premium finishes and a thoughtfully curated layout. From the moment you walk through the door, you're welcomed by 10-foot ceilings, expansive windows, and an open-concept floor plan that maximizes space and natural light. The inviting foyer features a stylish entryway and custom storage, offering both function and charm. A sunlit dining area sets the stage for everything from casual meals to elegant dinner parties. The gourmet kitchen is a masterpiece of design, featuring floor-to-ceiling custom cabinetry, quartz countertops, and top-of-the-line stainless steel appliances. A statement waterfall island becomes a central hub for meal prep, morning coffee, or evening drinks. Thoughtful extras like a beverage fridge, coffee station, and floating wood shelves with integrated LED lighting elevate the space even further. Tucked just off the kitchen, a private home office provides a quiet space to work. At the heart of the home, the living room features a striking tiled fireplace and oversized sliding glass doors leading to the backyard, creating a seamless indoor-outdoor connection. A well-appointed mudroom with built-in storage keeps daily essentials organized, while a stylish powder room with a quartz vanity and designer sink adds a touch of elegance to the main level. Upstairs, the primary suite is a showstopper, boasting soaring ceilings, custom detailing, and an expansive walk-in closet. The spa-like ensuite bathroom is designed for ultimate relaxation, featuring a long double vanity with LED accent lighting, a backlit mirror, and an oversized glass shower. Two additional bedrooms offer cozy, private retreats and share a beautifully finished four-piece bathroom. A separate laundry room with additional storage adds everyday convenience. The fully finished basement expands the home's possibilities—whether as a recreation area, private guest suite, or rental unit. The spacious living area is ideal for entertaining or unwinding, while the sleek secondary kitchen provides added flexibility. Two bright bedrooms and a modern four-piece bathroom complete the lower level. Outside, the fully fenced backyard is ready for summer gatherings, playtime, and pets to roam freely. A double detached garage offers secure parking and additional storage. This home seamlessly blends style, comfort, and functionality, offering an elevated living experience for its next owners!**

Inclusions:

Property Listed By:

N/A

eXp Realty

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



