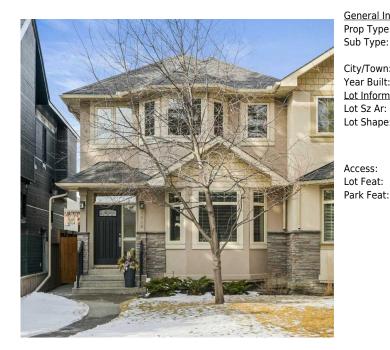


3419 2 Street, Calgary T2K 0Y1

MLS®#:	A2199550	Area:	Highland Park	Listing Date:	03/07/25	List Price: \$839,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



al Information	ļ			DOM	
ype:	Residential			2	
pe:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Ar	ea	Beds:	4(31)
wn:	Calgary	Abv Sqft:	1,839	Baths:	3.5 (3 1)
uilt:	2008	Low Sqft:		Style:	2 Storey, Attached-
ormation		Ttl Sqft:	1,839		Side by Side
Ar:	3,003 sqft	·			-
ape:				Dorting	
				Parking	_
				Ttl Park:	2
				Garage Sz:	1
:					
at:	Back Lane				
eat:	Double Garage	Detached,Garage Doo	or Opener,Garage Fa	ces Rear	

Utilities and Features

Roof:	Asphalt Shingle	Construction:		
Heating:	In Floor,Forced Air,Natural Gas	Stone, Vinyl Siding		
Sewer:		Flooring:		
Ext Feat:	Lighting, Other, Private Yard	Carpet, Other		
		Water Source:		
		Fnd/Bsmt:		
		Poured Concrete		
Kitchen Appl:	n Appl: Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings			
Int Feat:	Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In			
	Closet(s)			
Utilities:				

			Room Information					
Room	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions			
Title: Fee Simple Legal Desc:	36745	Zoning: R-CG	Remarks					
Pub Rmks: Inclusions: Property Listed By:	**** OPEN HOUSE Sat Mar 8, 2025 1pm - 3pm *** Welcome to this stunning 4-bedroom, 4-bathroom semi-detached home in the highly sought-after Highland Park community! Boasting over 1,800 sq. ft. of meticulously designed living space, this home blends comfort, elegance, and functionality to suit a modern lifestyle. As you step inside, you're greeted by a spacious and sunli living room featuring bamboo flooring that extends throughout the main floor, creating a warm and inviting atmosphere. The open-concept dining area offers plenty of space for hosting dinner parties and family gatherings. The chef-inspired kitchen is a true showstopper, featuring stainless steel appliances, an expansive breakfast bar, granite countertops, and ample cabinet space to store all your cooking essentials. Adjacent to the kitchen, you'll find an additional cozy family area centered around a gas fireplace, perfect for unwinding after a long day. Glass doors lead you outside to your private backyard oasis, complete with a concrete patio and a luxurious hot tub—an ideal spot for summer BBQs or relaxing evenings under the stars. A double detached garage provides ample parking and extra storage space. Head upstairs to discover two generously sized bedrooms, each with large windows and plenty of closet space. A 4-piece main bathroom is conveniently located nearby, along with an upstairs laundry room to make chores a breeze. The large primary bedroom features a spacious walk-in closet and a spa-like 5-piece ensuite with a soaking tub, dual vanities, and a separate glass-enclosed shower. An elegant curved staircase leads you to the fully finished basement, where a large recreational area provides endless possibilities—whether it's a media room, home gym, or play space. There's also an additional living area, a fourth bedroom, and a modern 3-piece bathroom, making it perfect for guests, in-laws, or a growing family. This well-maintained home features contemporary updates throughout, including newer flooring, modern light fixtures, and easy tra							

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



