



THE
A-TEAM

**RE/MAX
FIRST**

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**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,839

Year Built:

2008

Low Sqft:

Ttl Sqft:

1,839

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,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Other,Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Other

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen 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	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **3674S**

Zoning:
R-CG

Remarks

Pub Rmks: ***** 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 sunlit 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 stylish finishes that enhance its overall charm. Located in the vibrant Highland Park neighborhood, you're just minutes from schools, parks, shopping, dining, and easy transit access. Don't miss the opportunity to own this exceptional home—schedule your private showing today!**

Inclusions: **Refrigerator, Stove, Microwave Hoodfan, Dishwasher, Garage Door Openers, All Window Coverings, Hot Tub in Backyard**
 Property Listed By: **Greater Property Group**

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











