

# \$699,999 - 3810 2 Street Nw, Calgary

MLS® #A2204324

**\$699,999**

4 Bedroom, 2.00 Bathroom, 902 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

@@@ OPEN HOUSE SUN JULY 13:  
1230-230 @@@ SUPERB INNER CITY  
OPPORTUNITY ! Situated in the PRIZED  
SW SECTION of HIGHLAND PARK, here is a  
great all-around property - BUILDERS,  
INVESTORS, FAMILIES. Nestled on a  
picturesque tree-lined street, this  
"FULL-SIZE" R-CG '50x120' lot  
provides a wonderful setting. Developed  
up/down, with lower level illegal suite,  
Gracious main foyer with welcoming living  
room, dual picture windows & lots of natural  
light. Hardwood and laminate flooring, dual  
corner windows, classic glass block in  
bathrooms Private SIDE ENTRANCE to  
downstairs Being a "raised bungalow"  
makes the lower level higher & brighter - such  
a good feeling! Various updates through the  
years. Has 2 cozy fireplaces. Recently  
repainted upper LR and bedrms, New flooring  
in lower bathrm. Large, fenced rear yard and  
paved back lane. Steps to community park.  
Stroll to James Fowler & Buchanan schools,  
Minutes to DT. Easy access to U of C, SAIT,  
Foothills Hospital. Properties in the favored  
SW SECTION of Highland Park can be hard to  
come by. Charming inner-city feeling and away  
from traffic. A fabulous opportunity in a  
sought-after location whether developer,  
investor or family living.

Built in 1949

## Essential Information



MLS® #	A2204324
Price	\$699,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3810 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3K6

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Private Entrance
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Lot Description	Landscaped, Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	113
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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