

# \$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 SUNDAY JULY 6: 11-1 \*\*\*

**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 Entrance, Private Yard
-------------------	--------------------------------

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

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	96
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.