

\$625,000 - 2109 2 Street Sw, Calgary

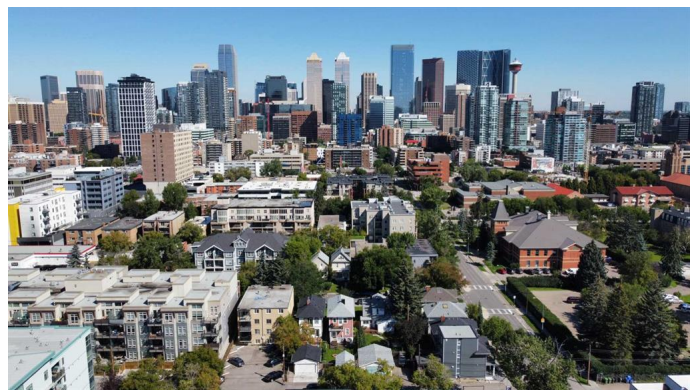
MLS® #A2240553

\$625,000

3 Bedroom, 3.00 Bathroom, 1,516 sqft
Residential on 0.09 Acres

Mission, Calgary, Alberta

Air BNB friendly! Incredible location, walking distance Stampede Park, Hockey Arena, 4th street shops/nightlife, Ctrain - Perfectly situated for an investment property. Beautiful property blends character, functionality, and location in one unbeatable package. From the moment you arrive, you'll be captivated by the lush, private front courtyard – a true hidden gem surrounded by mature vines, shrubs, and trees that create a peaceful green oasis rarely found in the inner city. This stunning outdoor space is perfect for morning coffee, quiet reading, or entertaining in complete privacy. Just off the courtyard, the charming covered front porch acts as a seamless extension of the home – ideal for relaxing with a book, enjoying a glass of wine, or watching summer storms roll in. It's a cozy, inviting space that adds warmth and character to this home. Inside, you're welcomed by high ceilings, tile and hardwood flooring, and an abundance of natural light. The spacious living room flows through classic French doors into a dedicated dining room, also accessible from the kitchen – perfect for hosting friends or family. The well-appointed kitchen features a central island and direct access to your private outdoor parking stall. Upstairs, you'll find three bedrooms (or two plus a home office), including a primary suite with walk-in closet, vaulted ceilings, a 4-piece main bath with deep soaker tub, separate shower, over-sized vanity. Stacked laundry tucked into a convenient 2-piece bathroom.



The finished basement adds even more functional space, complete with a large rec room, 3-piece bathroom, cold storage, and two hot water tanks – offering the perfect blank slate to add your personal touch, whether it's a gym, studio, or media room.

Whether you're drawn by the historic charm, unbeatable location, or the rare ownership structure, this property offers outstanding value and lifestyle flexibility.

A truly rare opportunity – contact your favourite realtor today for full details on this exceptional property!

Built in 1925

Essential Information

MLS® #	A2240553
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.09
Year Built	1925
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2109 2 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0S7

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad, Stall

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	City Lot, Few Trees, Front Yard, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	33
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.