

# \$739,000 - 3810 2 Street Nw, Calgary

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MLS® #A2204324

## \$739,000

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

Highland Park, Calgary, Alberta

Situated in the prized SW quadrant of Highland Park, here is superb all-around opportunity for builders, investors and families. The character of the area and closer-in location are simply fabulous. Nestled on a picturesque tree-lined street, this "full-size" 50x120 R-CG zoned property provides a wonderful residential setting with great possibilities. 3 bedrooms, 2 bathrooms, 2 fireplaces. Gracious main foyer with welcoming living room with lots of natural light. Hardwood and laminate flooring. Side entrance to illegal suite down. Being a "raised bungalow" makes the lower level brighter and homier. Various updates through the years. Large, fenced rear yard and back lane. Steps to community park. Easy stroll to James Fowler & Buchanan schools, Minutes to Downtown. Easy access to U of C, SAIT, Foothills Hospital and golf. Services, shops and restaurants on 16 Ave. Lots in this 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	\$739,000



Bedrooms	3
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
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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