

\$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 Entrance, Private Yard
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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	109
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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