

# \$719,000 - 3810 2 Street Nw, Calgary

MLS® #A2204324

**\$719,000**

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

### OPEN HOUSE SUNDAY JUNE 22: 1-3

### FABULOUS OPPORTUNITY - Situated in the prized SW section of Highland Park, here is a superb all-around opportunity for builders, investors and families. The character of the area and close-in location are great. 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, dual picture windows & lots of natural light. Hardwood and laminate flooring, dual corner windows in bedrooms, classic glass block in bathrooms. 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 paved 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. Properties in this SW section of Highland Park can be hard to find. 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

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Price	\$719,000
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 Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Back Lane, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	76
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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