

# \$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 | 17              |
| Zoning         | R-CG            |

**Listing Details**

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



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