# \$739,900 - 3801 2 Street Nw, Calgary

MLS® #A2214110

## \$739,900

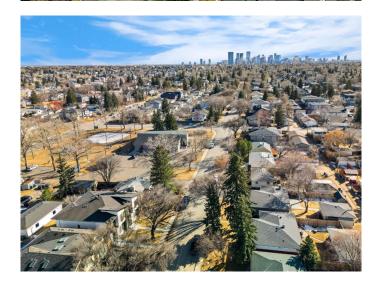
3 Bedroom, 1.00 Bathroom, 1,163 sqft Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Welcome to 3801 2nd Street NW! Nestled on a generous 50' x 120' lot with a sunny west-facing backyard, this charming and spacious bungalow is full of potential and perfectly positioned in the heart of Highland Park. Whether you're soaking in the evening sun or envisioning your dream garden, the outdoor space is a true highlight. You will also love the oversized double garageâ€"ideal for extra storage, a workshop, or simply keeping your vehicles cozy in the winter. Inside, this home offers even more flexibility with a separate front entrance leading to a 2-bedroom illegal suiteâ€"perfect for multi-generational living, rental income, or as a private guest space. It's a great way to offset your mortgage or add value to your investment. Upstairs, you will find three spacious bedrooms, with a large family room and kitchen ideal for entertaining. The roof, furnace and hot water tank have all been replaced within the last 5 years, so no need to panic when winter hits. Just steps away from the Highland Park Community Association, this well-located inner-city gem offers an incredible opportunity for renovators, builders, or savvy investors looking to create something special in a growing and sought-after neighborhood.







Built in 1955

#### **Essential Information**

MLS® # A2214110

Price \$739,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,163

Acres 0.14

Year Built 1955

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 3801 2 Street Nw

Subdivision Highland Park

City Calgary

County Calgary

Province Alberta

Postal Code T2K 0Y5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bookcases, Ceiling Fan(s), Laminate Counters, See Remarks

Appliances See Remarks

Heating Floor Furnace

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Storage, Barbecue

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 16

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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