

\$879,900 - 4317 2 Street Nw, Calgary

MLS® #A2110159

\$879,900

4 Bedroom, 4.00 Bathroom, 2,101 sqft

Residential on 0.08 Acres

Highland Park, Calgary, Alberta

Backing onto a lush, peaceful green space, this luxury 4-bed, highly upgraded SEMI-DETACHED WALKOUT infill is your family's ultimate oasis! Highland Park is an up-and-coming infill community with a good mix of nature & culture. With various amenities nearby and proximity to downtown, everyday shopping and trips to the store are convenient and easy. Your home is also within walking distance to James Fowler High School, Buchanan School, and West Confederation Park, plus the University of Calgary & SAIT are nearby, making this a fantastic location for a variety of families. This designer home features high ceilings and over 3,140 sqft of developed living space including a lovely main floor sitting room with a two-way fireplace, a spacious primary suite with a tray ceiling & luxurious ensuite, and a fully equipped lower rec room with WALKOUT ACCESS through lower mudroom! The FEATURES AND UPGRADES in this home are endless including (but not limited to): high ceilings, marble tile, IN FLOOR RADIANT HEAT, a roughed-in sound system, wainscoting in the dining & living room, an upper & lower deck facing the greenspace, hand-scraped hardwood floors on the main floor, AIR CONDITIONING, reverse osmosis water system, WATER SOFTENER, UV protection film on front door & windows in the family room, and there is a Rheem 189 Litre energy efficient hot water tank! Outside, the upgrades & luxuries continue with built-in shelving in the



double detached garage and extensive landscaping including 150 spring-blooming tulips, mature trees featuring Swedish Aspens along the back fence and a weeping Birch and weeping Crabapple tree in the backyard. There is a built-in sprinkler system in both the front & back yards and a new cedar walkway along the South perimeter of house! Back inside, the contemporary kitchen is a chef's dream with a massive double-door fridge/freezer, a gas range, GRANITE countertops, and a raised island with generous bar seating. The elegant dining room is highlighted by the two-way gas fireplace with full-height stone surround. There are two welcoming options for lounging in the front and back of the main floor with a cozy family room on the front and a spacious living room that backs onto the upper deck in the rear. Upstairs, the primary suite not only hosts a HUGE WALK-IN CLOSET with built-in storage but also features a high tray ceiling, large window with PARK VIEWS, and a spa-like ensuite with a soaker tub, dual vanity with individual built-in storage, and a lovely walk-in shower with full-height tile surround. There are also two good-sized secondary bedrooms on the upper level, a contemporary main bath, built-in workspace, and a large laundry room. Downstairs, the walkout basement, with a fully-equipped wet bar, 4th bedroom and large 4 piece bathroom is a great space for guests or older teens! Book your private viewing today and see for yourself all the bells & whistles and fantastic layout this home features!

Built in 2012

Essential Information

MLS® #	A2110159
Price	\$879,900
Sold Price	\$865,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,101
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4317 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Family Room, Gas, See Through, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Yard Drainage, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2024
Date Sold	March 7th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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