

\$599,900 - 3910 2 Street Nw, Calgary

MLS® #A2115886

\$599,900

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This is a RARE FIND! Don't miss out on this beautiful, updated and well maintained home with a fully renovated illegal basement suite!

Nestled in the inner city neighborhood of Highland Park, it can be found on a beautifully tree-canopied street among numerous high end infills. This home is just a block away from the community centre. And only 2 blocks away from the Buchanan elementary school and the bus stop for ease of access to public transportation.

You will find 2 spacious bedrooms plus 1 full bath upstairs, providing plenty of space for couples or a family with young children. Nicely maintained hardwood floors throughout the main floor, with a newer laminate flooring in the kitchen.

The renovated kitchen also blends modern updates with the vintage look of the home. With updated windows throughout, it is a great added bonus and a welcome worry free addition to this beautiful home

What you don't see though is the extra cellulose insulation added to the attic for added comfort all year round, in addition to energy savings benefits it provides.

Downstairs, you will find an illegal basement suite with a separate entrance, the perfect mortgage helper that you have been looking for.



You will find this floor as nice as upstairs with the newer kitchen , updated high quality laminate flooring , newer lighting , new bathroom, and a large bedroom with an enlarged new window to meet egress requirements.

Its worth noting that the current owners added extra sound proofing in the basement ceiling to dampen the sound transmissions between floors. They have also installed a smoke and CO 120v wired sensors interconnected with upstairs to meet city rental requirements, this will give the new homeowner an extra added comfort of safety. Installation of 2 electric wall heaters will also enhance your basement enjoyment.

A single detached garage will help keep your car warm in the winter, and provides a safe place to securely store your bikes, lawn mower and any outdoor toys.

DO NOT miss out on this GEM! Call your realtor for a showing today!

Built in 1959

Essential Information

MLS® #	A2115886
Price	\$599,900
Sold Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3910 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Y6

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Smoking Home, Recessed Lighting, Separate Entrance
Appliances	Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas, Other
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 30th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
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