\$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.

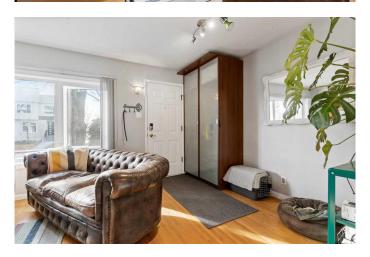
Nicely maintained hardwood floors throughout the main floor, with a newer laminate flooring in the kitchen.

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

Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Washer **Appliances**

Heating Central, Natural Gas, Other

Cooling None Has Basement Yes

Separate/Exterior Entry, Finished, Full, Suite Basement

Exterior

Exterior Features Garden, Private Yard

Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Lot Description

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

R-C2 Zoning **HOA Fees** 0.00

Listing Details

Listing Office Hope Street Real Estate Corp.

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