



**GRASSROOTS**  
REALTY GROUP

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**3801 2 Street NW**  
**Calgary, Alberta**

**MLS # A2214110**



**\$739,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** N/A

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 garage—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 suite—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.