



**3917 2 Street NW
Calgary, Alberta**

MLS # A2293175



\$839,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,982 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV WALL MOUNT IN PRIMARY BEDROOM, STRING LIGHTS IN REAR YARD, DOORBELL CAMERA, SMART SYSTEM PANEL

Modern design, thoughtful upgrades, and pride of ownership set this beautifully maintained contemporary infill apart from the rest. Located on one of Highland Park's most desirable tree-lined streets just minutes from Nose Hill Park and Confederation Park, this like-new home offers exceptional inner-city living. The open-concept main floor is designed to impress with 9-foot ceilings, engineered hardwood flooring, and a striking full-height tiled gas fireplace with custom built-ins. Oversized windows flood the space with natural light, creating a bright and inviting atmosphere throughout. At the heart of the home, the beautifully appointed kitchen serves as the central gathering place, featuring an abundance of ivory shaker cabinetry, white quartz countertops, and a massive 9-foot island ideal for entertaining and everyday living. A premium stainless steel appliance package includes a gas cooktop, built-in oven and microwave, and a sleek hood fan. A dedicated front office provides the ideal work-from-home setup, while a thoughtfully designed mudroom with custom built-ins and a discreetly located powder room add both style and practicality to the main level. Upstairs, you'll find three spacious bedrooms, a convenient laundry room with built-in cabinetry, and a well-appointed 4-piece main bathroom. The primary retreat is a true standout, complete with a custom-built closet, built-in speakers, and a beautifully finished ensuite featuring dual vanities, a statement soaker tub, and an oversized fully tiled glass shower. The fully developed lower level is perfect for entertaining or relaxing, showcasing a large media room, stylish wet bar, a spacious fourth bedroom with a massive walk-in closet, a full 4-piece bathroom with convenient built-in linen shelving, and a versatile flex nook ideal for a workspace, homework station, or creative area. Outdoor living is just as

impressive with a beautifully landscaped backyard featuring a large deck, low-maintenance turf, full fencing, and central air conditioning for year-round comfort. A double detached garage completes this exceptional property. Offering the perfect balance of modern design, thoughtful upgrades, and an unbeatable location, this exceptional home stands out from the typical inner-city infill. Simply move in and enjoy.