

# \$1,025,000 - 3415 2 Street Nw, Calgary

MLS® #A2211068

**\$1,025,000**

5 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

This brand-new, move-in ready infill effortlessly combines modern sophistication with practical design, showcasing premium finishes and a thoughtfully curated layout. From the moment you walk through the door, youâ€™re welcomed by 10-foot ceilings, expansive windows allowing in tons of natural light, and an open-concept floor plan that maximizes space. The inviting foyer features a stylish entryway equipped with custom cabinetry for storage, offering both function and charm. A sunlit dining area sets the stage for everything from casual meals to elegant dinner parties. The gourmet kitchen is a masterpiece of design, featuring floor-to-ceiling custom cabinetry, quartz countertops, custom LED underlighting and KitchenAid stainless steel appliances. A statement waterfall island becomes a central hub for entertaining, meal prep, morning coffee, or to unwind in the evenings with a snack or a few drinks. Across the kitchen, youâ€™ll find a custom built-in pantry and some additional storage. Thoughtful extras like a beverage fridge, coffee station, and floating wood shelves with integrated LED lighting elevate the space even further. Tucked just off the kitchen, a private home office provides a quiet space to work. At the heart of the home, the living room features a striking tiled fireplace and oversized double sliding glass doors leading to your backyard patio, creating a seamless indoor-outdoor connection. A well-appointed mudroom with built-in storage keeps daily essentials



organized, while a stylish powder room with a quartz vanity and designer sink and faucet adds a touch of elegance to the main level. Upstairs, the primary suite is a showstopper, boasting soaring vaulted ceilings, custom detailing, and an expansive walk-in closet. The spa-like ensuite bathroom is designed for ultimate relaxation, featuring a long double vanity with LED accent lighting, a backlit mirror, and an oversized glass shower. Two additional bedrooms offer cozy, private retreats and share a beautifully finished four-piece bathroom. A separate laundry room with additional storage adds everyday convenience. The added bonus room completes the upper level and allows for additional lounging, entertaining, or work space. The fully finished LEGAL basement suite expands the home’s possibilities—whether as a recreation area, private guest suite, or rental unit. The spacious living area is ideal for entertaining or unwinding, while the sleek secondary kitchen provides added flexibility. Two bright bedrooms and a modern four-piece bathroom complete the lower level. Outside, the fully fenced backyard is ready for summer gatherings, playtime, and pets to roam freely. A double detached garage offers secure parking and additional storage. This home seamlessly blends style, comfort, and functionality, offering an elevated living experience for its next owners!

Built in 2025

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2211068    |
| Price      | \$1,025,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,976                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3415 2 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0Y1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Range                                                          |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Rough-In                                                                                                                                |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Exterior Entry, Full                                                                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Street Lighting |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt, Flat Torch Membrane |
| Construction | Concrete, Stone, Wood Frame  |
| Foundation   | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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