

# \$739,900 - 3801 2 Street Nw, Calgary

MLS® #A2214110

**\$739,900**

3 Bedroom, 1.00 Bathroom, 1,163 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

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.

Built in 1955

## Essential Information

MLS® #

A2214110



Price	\$739,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,163
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3801 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Y5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Barbecue, Garden, Storage
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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