

# \$999,900 - 3415 2 Street Nw, Calgary

MLS® #A2227294

**\$999,900**

5 Bedroom, 4.00 Bathroom, 1,988 sqft  
Residential on 0.07 Acres

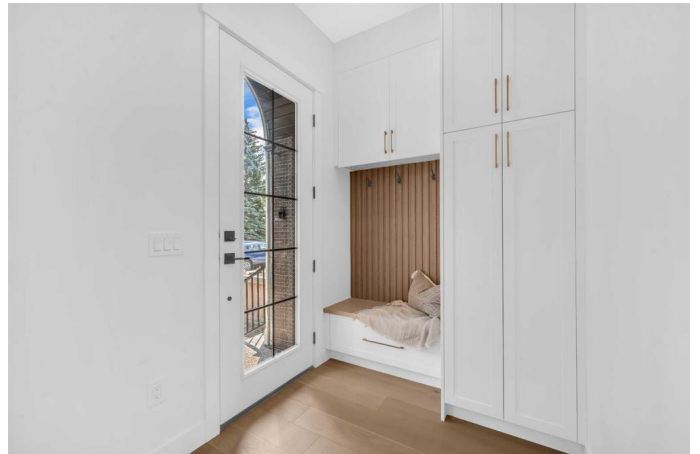
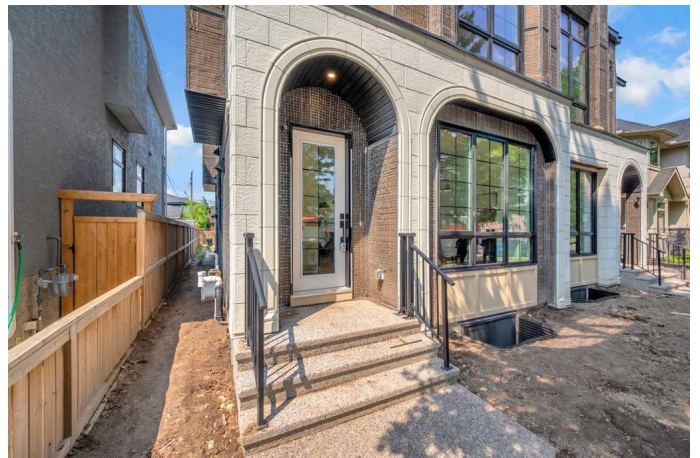
Highland Park, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AND SUNDAY  
JUNE 7TH & 8TH BETWEEN 1:30PM -4PM\*\***

**\*\*FREE A/C INSTALLED IF THE SALE IS  
FIRM BEFORE JUNE 30TH\*\* IMMEDIATE  
POSSESSION AVAILABLE | BOTH SIDES  
AVAILABLE, EACH WITH DIFFERENT  
FINISH | 2 BEDROOM LEGAL SUITE | 5  
BEDROOMS + DEN | 3.5 BATHROOMS |**  
Welcome to this brand-new, move-in ready  
infill that perfectly blends modern  
sophistication with smart, functional design.  
Every inch of this home has been thoughtfully  
curated with high-end finishes, generous  
natural light, and a layout that balances beauty  
with practicality.

Step inside to soaring 10-foot ceilings and  
expansive windows that create a light-filled,  
airy atmosphere. The open-concept main floor  
flows seamlessly, starting with a welcoming  
foyer featuring custom cabinetry—offering  
both storage and a stylish first impression.

The dining area, bathed in sunlight, sets the  
tone for everything from casual family dinners  
to elegant hosting. Just beyond, the gourmet  
kitchen is a true centerpiece. It boasts  
floor-to-ceiling custom cabinetry, quartz  
countertops, LED under-cabinet lighting, and  
top-tier KitchenAid stainless steel appliances.  
A striking waterfall island anchors the  
space—perfect for prepping meals, morning  
coffees, or evening cocktails. Extras like a  
built-in pantry, beverage fridge, coffee station,



and floating shelves with integrated lighting elevate both form and function.

Just off the kitchen, a private home office offers a quiet retreat for remote work or study. The spacious living room features a stunning tiled fireplace and oversized sliding glass doors that extend your living space outdoors to the backyard patio—ideal for summer entertaining or quiet evenings.

A well-designed mudroom with built-in lockers helps keep daily essentials organized, while a chic powder room with a quartz vanity and designer fixtures adds a refined touch to the main floor.

Upstairs, the vaulted-ceiling primary suite is a showstopper. Custom detailing, an expansive walk-in closet, and a spa-inspired ensuite with a double vanity, LED accent lighting, backlit mirror, and oversized glass shower make this a true retreat. Two additional bedrooms provide cozy, private spaces and share a beautifully appointed four-piece bathroom. A dedicated laundry room with storage and a versatile bonus room complete the upper level, offering even more space for relaxing or entertaining.

The fully finished LEGAL basement suite expands your options—ideal for guests, multigenerational living, or rental income. It includes a sleek secondary kitchen, a spacious living area, two bright bedrooms, and a full four-piece bathroom.

Outside, the fully fenced backyard is perfect for summer gatherings, playtime, or pets, while the double detached garage offers secure parking and additional storage.

This home is the perfect harmony of luxury, style, and practicality—ready to welcome its

next owners. STUCCO + LANDSCAPE AND TOUCHUPS IN THE LAUNDRY ARE IN PROCESS AND WILL BE COMPLETED BY THE MIDDLE OF JUNE!

Built in 2024

**Essential Information**

MLS® #	A2227294
Price	\$999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.07
Year Built	2024
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	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator
Heating	ENERGY STAR Qualified Equipment
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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