

# \$1,025,000 - 3417 2 Street Nw, Calgary

MLS® #A2195591

**\$1,025,000**

5 Bedroom, 4.00 Bathroom, 1,977 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, you™re welcomed by 10-foot ceilings, expansive windows, and an open-concept floor plan that maximizes space and natural light.

The inviting foyer features a stylish entryway and custom 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, and top-of-the-line stainless steel appliances. A statement waterfall island becomes a central hub for meal prep, morning coffee, or evening drinks. 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 sliding glass doors leading to the backyard, 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 adds a touch of elegance to the main level.

Upstairs, the primary suite is a showstopper, boasting soaring 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 fully finished basement 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® #     | A2195591    |
| Price      | \$1,025,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3417 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, Landscaped, Lawn, Private, Street Lighting, Interior Lot |

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 59                  |
| Zoning         | R-CG                |

### **Listing Details**

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

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