

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

MLS® #A2195591

**\$1,025,000**

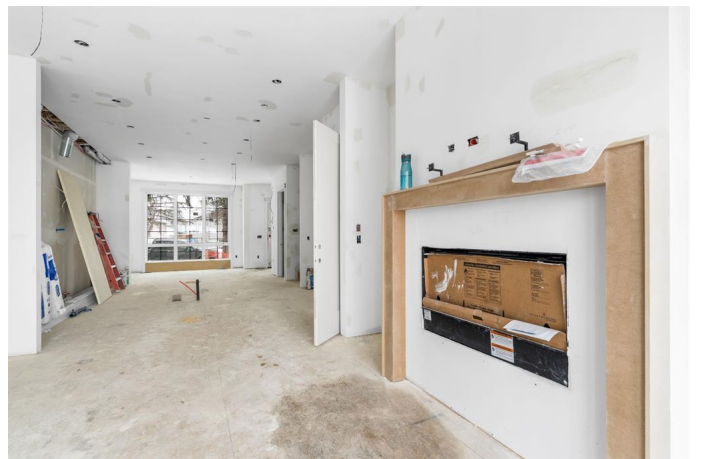
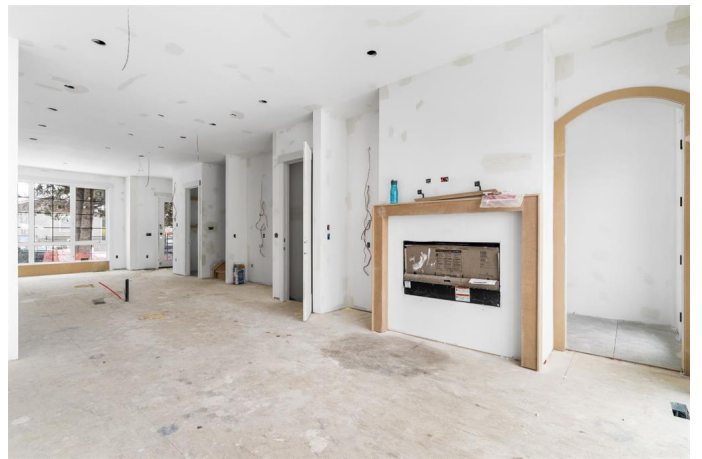
5 Bedroom, 4.00 Bathroom, 1,977 sqft  
Residential on 0.14 Acres

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, youâ€™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, Range Hood, Refrigerator, Stove(s), Washer/Dryer
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	February 19th, 2025
Days on Market	45
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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