

# \$829,800 - 3816 2 Street Nw, Calgary

MLS® #A2227118

**\$829,800**

5 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

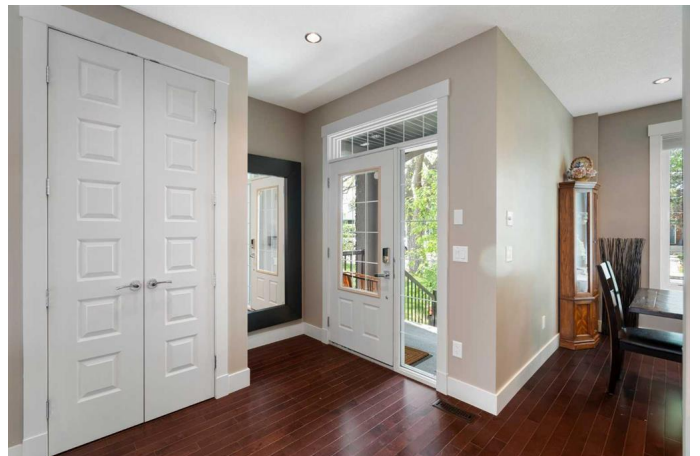
Welcome to 3816 2 Street NW â€” where charm, space, and location come together perfectly.

Nestled on a quiet, tree-lined street in the heart of Highland Park, this beautifully crafted home offers a rare blend of cozy sophistication and everyday functionality. From the moment you arrive, youâ€™ll feel it â€” this isnâ€™t just a house; itâ€™s a place to truly settle in and call home.

Step inside to discover 9â€™ ceilings, warm natural light, and an open-concept layout designed for real life. The chef-inspired kitchen features a premium Viking gas range, full-height cabinetry for abundant storage, under cabinet lighting and clever drawer organizers that make everything feel effortlessly in place. Picture Sunday dinners with loved ones or casual gatherings with music flowing from the built-in Sonos sound system â€” this is the lifestyle youâ€™ve been waiting for.

The front-facing dining room breaks away from the usual layout, offering the perfect space for intimate meals or a stylish home office, depending on your needs. Throughout the home, thoughtful touches abound â€” from custom wood closet built-ins and large windows to timeless, natural finishes that bring a warm, grounded feel.

Upstairs, a wide hallway maintains the airy,



open vibe. The serene primary suite overlooks mature trees and features a spa-like ensuite with a soaker tub, glass shower, and a spacious walk-in closet. Two additional bedrooms, a well-equipped laundry room with a sink, and fresh paint throughout complete the upper level with ease and elegance.

The fully developed basement offers incredible flexibility – with 9’™ ceilings, two bright bedrooms (both with egress windows), a full bathroom, wet bar, and a cozy media room with custom shelving, ideal for movie nights or a private hangout space.

Outside, the backyard is a private retreat with a gas line for BBQs, a welcoming patio, and a heated double garage. And the location? Just minutes to Confederation Park, schools, amenities, and transit – everything you need is right here.

With over 1,900 sq ft of fully developed space and priced under \$830,000, this is easily one of the best-value homes in the inner city – offering the space, finishings, and heart you’ve been searching for.

Don’t miss your chance to fall in love with Highland Park living – this home is the real deal.

Built in 2013

### **Essential Information**

MLS® #	A2227118
Price	\$829,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941

Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	3816 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 5th, 2025

Days on Market            10

Zoning                        R-CG

### **Listing Details**

Listing Office                The Real Estate District

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