\$999,900 - 3417 2 Street Nw, Calgary

MLS® #A2233819

\$999,900

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

Highland Park, Calgary, Alberta

IMMEDIATE POSSESSION AVAILABLE | ONLY ONE SIDE REMAINING | 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 cabinetryâ€"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 spaceâ€"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







patioâ€"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 optionsâ€"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 practicalityâ€"ready to welcome its next owners. STUCCO + LANDSCAPE AND TOUCHUPS ARE IN PROCESS AND WILL BE COMPLETED BY THE END OF JUNE!

Built in 2024

Essential Information

MLS®# A2233819 Price \$999,900

1

Bedrooms 5 4.00 Bathrooms Full Baths 3 Half Baths

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 3417 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, Separate Entrance, Vaulted Ceiling(s)

Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer

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, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 22

Zoning R-CG

Listing Details

Listing Office Real Broker

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