



## 3417 2 Street Calgary Alberta

\$999,900

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 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 lig...

Family room 15.25 Ft x 20.25 Ft

Bedroom 13.08 Ft x 10.50 Ft

Bedroom 11.50 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Living room 14.33 Ft x 16.25 Ft

Kitchen 15.75 Ft x 17.58 Ft

2pc Bathroom .00 Ft

Primary Bedroom 13.17 Ft x 17.42 Ft

5pc Bathroom Measurements not available

Bedroom 11.67 Ft x 10.00 Ft

Bedroom 10.08 Ft x 13.33 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:  
Real Broker



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Dining room 14.25 Ft x 9.92 Ft

Bonus Room 15.92 Ft x 9.75 Ft

Den 5.67 Ft x 5.42 Ft