

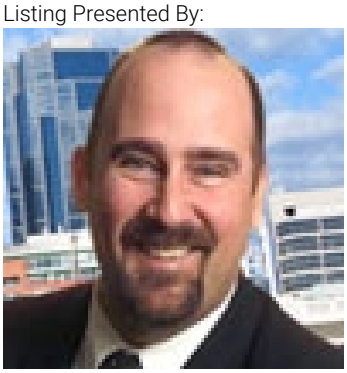
# 3615 2 Street Calgary Alberta

$874,000

* OPEN HOUSE | SUNDAY, NOV. 22, 12:30-2:30PM * MOVE IN BEFORE CHRISTMAS! Modern design, refined finishes, and a LEGAL BASEMENT SUITE come together in this beautifully appointed semi-detached home in Highland Park. Set on a quiet, tree-lined street, this inner-city residence pairs sophisticated living with the versatility of a private space for extended family, guests, or rental income.The open-concept main floor creates an inviting setting for everyday living and entertaining. Overlooking the front yard, the dining area is enhanced by a striking feature wall, creating an elegant backdrop for intimate dinners and larger gatherings. The space flows into a chef-inspired kitchen, where an expansive quartz island, premium finishes, and generous cabinetry balance style with functionality. A sleek fireplace framed by custom built-ins anchors the living room, while integrated ceiling speakers enhance the atmosphere. A rear mudroom and discreet powder room complete the main floor.Outside, the west-facing backyard offers a welcoming retreat for outdoor dining, relaxed entertaining, and enjoying the evening sun.Upstairs, large windows fill the thoughtfully designed bedrooms with natural light. The primary retreat features a generous walk-in closet and an elegantly appointed ensuite with heated floors. An upper-level laundry room with a sink adds everyday convenience.The fully finished legal basement suite offers a full kitchen, adjoining living area, bedroom, and bathroom, providing comfortable accommodation for extended family, guests, or tenants. Hydronic in-floor heating throughout the suite delivers consistent warmth and comfort.With cafes, parks, and local shops just minutes away, this move-in-ready residence brings together luxury, flexibility, and the convenience of inner-city living.*Ask About the First-Time Home Buyers' GST Rebate.* (id:6769)

4pc Bathroom 8.58 Ft x 4.92 Ft
5pc Bathroom 8.33 Ft x 15.42 Ft
Bedroom 9.08 Ft x 10.00 Ft
Bedroom 9.17 Ft x 10.00 Ft
Laundry room 8.67 Ft x 5.17 Ft
Primary Bedroom 12.17 Ft x 12.75 Ft
Other 6.67 Ft x 7.58 Ft
Bedroom 10.17 Ft x 10.83 Ft
Living room 9.42 Ft x 16.25 Ft
Kitchen 11.83 Ft x 14.75 Ft
Furnace 6.25 Ft x 11.25 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Dining room 16.67 Ft x 12.25 Ft
Kitchen 12.17 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://innercityinfills.ca/

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4pc Bathroom 6.33 Ft x 10.75 Ft

Living room 11.33 Ft x 15.50 Ft

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