

# \$1,550,000 - 3810 2 Street Sw, Calgary

MLS® #A2240909

**\$1,550,000**

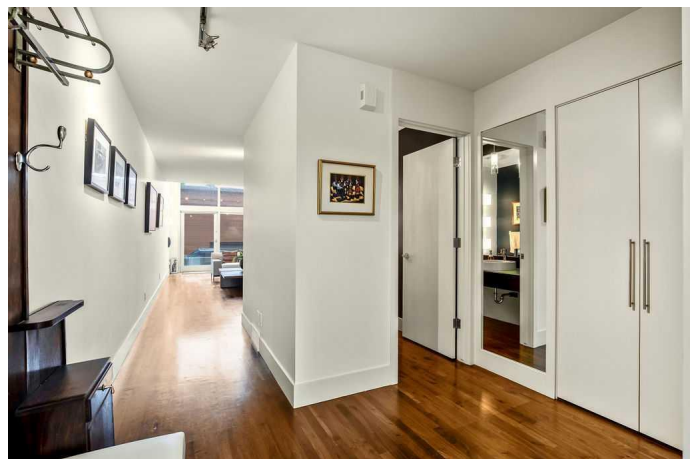
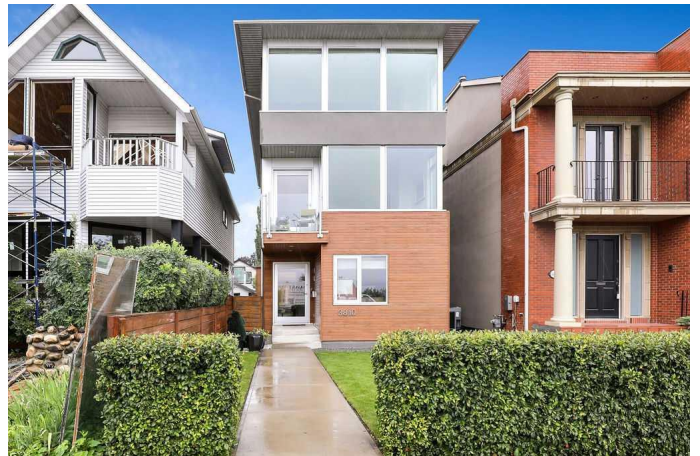
4 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

Enjoy a fabulous view of the city and the mountains from all levels of this three storey fully detached home. The home has great curb appeal with its acrylic stucco and stained wood exterior. You enter the home to a foyer that leads to a large sitting area finished with gorgeous site finished hardwoods and massive windows. There is also a third bedroom or den with a two piece bath on the main floor. Proceed upstairs to a living dining room area that incorporates the incredible view. Sip your morning coffee enjoying the mountains from the juliet balcony off the living room. The kitchen is a dream with its granite counter tops, Sub Zero fridge, and built in eating bar. The third level has two spacious bedrooms including a master with the aforementioned view, tonnes of closet space and a luxurious five piece en suite with heated floors. Need more space? The finished lower level provides a rec room, bedroom, and a four piece bath. Enjoys summers in the courtyard style back yard and relax indoors with the central air conditioning. You will love the oversized, high ceiling garage that provides ample flexibility for additional storage, shop area or car lifts and is ideal for car enthusiasts or others whom require excess garage space. All of this is a quick commute to the core and walking distance to shopping, schools, and Stanley Park. Live the inner city lifestyle without compromise.

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240909    |
| Price          | \$1,550,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,451       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3810 2 Street Sw |
| Subdivision | Parkhill         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 1T8          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, No Smoking Home                                                                                               |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                         |
| Has Basement      | Yes                                                                                                                                      |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony  
Lot Description        Back Lane, Landscaped, Level, Views, Waterfall  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 18th, 2025  
Days on Market        15  
Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.