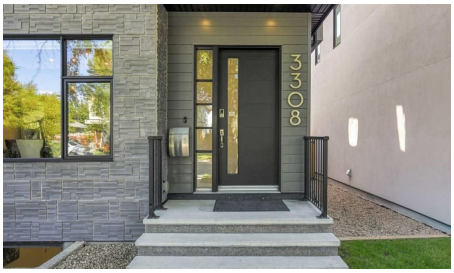
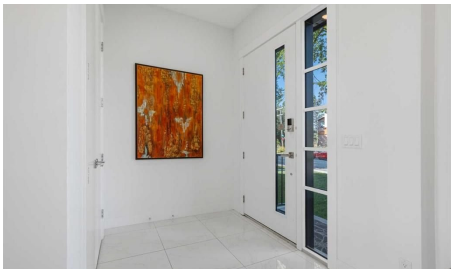
# 3308 2 Street NW

Calgary | Active | MLS® A2349736

**$1,199,900**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **5** | **2017** | **2,229 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

Welcome to this exceptional executive-style two-storey detached home situated on a quiet, tree-lined street in the highly sought-after community of Highland Park. Set on an impressive 30-foot-wide lot, this home delivers a sense of space and proportion that is increasingly difficult to find in today's infill market, where many new builds are constructed on narrower 25-foot lots. That difference is immediately noticeable the moment you step through the front door. Rather than the narrow, confined feeling often associated with skinny infill homes, this residence welcomes you with soaring 10-foot ceilings, generous room dimensions, expansive windows and an abundance of natural light. The wider lot and thoughtfully designed floor plan create a home that feels open, comfortable and substantial from the very first step inside. Offering approximately 2,229 sq. ft. of above-grade living space, plus a fully finished basement with a separate rear entrance, this home provides exceptional space for families, entertaining and everyday living. The main floor showcases a beautiful open-concept design. A spacious front dining area flows naturally into the stunning white kitchen, featuring a large, highly functional centre island with breakfast bar, generous cabinetry and plenty of workspace. At the rear of the home, the great room provides an inviting gathering space centred around a beautiful fireplace and framed by large windows that bring the outdoors in. A convenient two-piece powder room completes the main level. An architectural highlight of the home is the open-tread staircase, enhanced by a large window and skylight that fill the space with natural light and add a striking sense of openness. Upstairs, you'll find three generously sized bedrooms. The impressive primary retreat offers dual walk-in closets and a luxurious five-piece spa-inspired ensuite, complete with heated floors, a steam shower, dual sinks and a separate soaker tub. The two additional bedrooms are equally well appointed, each featuring its own walk-in closet and private four-piece bathroom-a rare and highly desirable configuration. The fully finished basement adds another dimension of living space with 9-foot ceilings, two additional bedrooms and a full four-piece bathroom, along with a separate rear entrance. This versatile level is ideal for guests, extended family, teenagers, a home office or additional recreational space. Location is another major advantage. Tucked onto a quiet, established, tree-lined street, this home offers the best of both worlds: a peaceful neighbourhood setting with exceptional connectivity. Downtown Calgary is just minutes away, while Deerfoot Trail and McKnight Boulevard provide quick and convenient access to virtually every part of the city. Confederation Park is also nearby, and an array of popular restaurants and eateries are within walking distance. For buyers who appreciate the quality and finish of a modern infill but don't want to sacrifice space, this home stands apart.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349736 |
| **Bedrooms** | 5 |
| **Bathrooms** | 5 |
| **Year Built** | 2017 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,229 sq. ft. |
| **Main Level Finished Area:** | 1,092 sq. ft. |
| **Upper Level Finished Area:** | 1,137 sq. ft. |
| **Below Grade Finished Area:** | 1,025 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,756 sq. ft. |
| **Lot Frontage:** | 31'2 7/8 " |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2017 (Age: 9) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 5.0 (Full:4, Half:1) |
| **Num Ensuite Baths:** | 3 |
| **Plan:** | 1712079 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Up |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete, Mixed, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room, Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Highland Park (Calgary) |
| **Appliances:** | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 15'3" × 14'3" · |
| **Main Floor** | Foyer · 8' × 6'4" · |
| **Main Floor** | Kitchen · 19'6" × 18'3" · |

| | |
|---|---|
| **Main Floor** | Living Room · 16'6" × 16'4" · |
| **Upper Level** | Bedroom · 18' × 10'10" · |
| **Upper Level** | Bedroom · 18' × 10'9" · |
| **Upper Level** | Laundry · 10'1" × 6'10" · |
| **Upper Level** | Bedroom - Primary · 17'11" × 14' · |
| **Upper Level** | Walk-In Closet · 12'11" × 5'9" · |
| **Basement** | Bedroom · 16'10" × 10'4" · |
| **Basement** | Bedroom · 12'5" × 9'8" · |
| **Basement** | Game Room · 20'6" × 15'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 04, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3308-2-street-nw-calgary-a2349736/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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