3615 2 Street NW

Calgary | Active | MLS® A2357904

$874,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,641.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

* 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 cafés, 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357904
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,641.97 sq. ft.
Main Level Finished Area:	771.76 sq. ft.
Upper Level Finished Area:	870.21 sq. ft.
Below Grade Finished Area:	715.83 sq. ft.
Lot Area:	2,582 sq. ft.
Lot Frontage:	21'7"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2611360

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 16'8" × 12'3" ·
Main Floor	Kitchen · 15'8" × 12'2" ·

Main Floor	Living Room · 15'6" × 11'4" ·
2nd Floor	Bedroom · 10' × 9'1" ·
2nd Floor	Bedroom · 10' × 9'2" ·
2nd Floor	Laundry · 8'8" × 5'2" ·
2nd Floor	Bedroom - Primary · 17'5" × 11'7" ·
2nd Floor	Walk-In Closet · 7'7" × 6'8" ·
Basement	Bedroom · 10'10" × 10'2" ·
Basement	Living Room · 16'3" × 9'5" ·
Basement	Kitchen · 14'9" × 11'10" ·
Basement	Furnace/Utility Room · 11'3" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3615-2-street-nw-calgary-a2357904/

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