3906 2 Street NW

Calgary | Active | MLS® A2336323

$739,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2007**	**1,848 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

FULLY FINISHED HALF DUPLEX INFILL IN HIGHLAND PARK! Welcome to this spacious 3+2 Bedroom + Den, 3.5 Bathroom Half Duplex with over 2,600 sq.ft. of total developed living space. Complete with a fully finished Basement, Double Detached Garage with back lane access, and a convenient inner-city location, this home offers exceptional space, flexibility, and everyday functionality

Step inside to an impressive 18' open-to-above Foyer that sets the tone for the spacious layout. The Main Level features 9' ceilings and gleaming hardwood flooring throughout, creating a warm and open feel from the moment you enter. A front Den framed by a large window provides excellent flexibility for a Home Office, study, or quiet sitting area. The open-concept Kitchen and Dining area is designed for everyday living, featuring Granite countertops, Stainless Steel appliances, ample cabinetry, and generous workspace. The spacious Dining area offers plenty of room for hosting and connects naturally to the Kitchen.

At the rear of the home, the East-facing Living Room is filled with morning sunlight and anchored by a gas Fireplace with built-in cabinetry, creating a comfortable space to relax or gather. A door from the Living Room leads directly to the East-facing backyard and Deck, extending the living space outdoors and offering an easy indoor-outdoor connection.

The Upper Level offers three well-proportioned Bedrooms, including a spacious Primary Bedroom with Walk-In Closet and private 4-piece Ensuite featuring a jetted tub and separate shower. Two additional Bedrooms, a full 4-piece Bathroom, and Upper Level Laundry complete this practical layout.

The fully finished Basement adds valuable living space with a large Recreation Room, two additional Bedrooms, and another 4-piece Bathroom-ideal for guests, extended family, hobbies, a Home Gym, or additional recreation.

Enjoy the fenced, East-facing backyard complete with a Deck, along with a Double Detached Garage with back lane access for added parking, storage, and everyday convenience.

Located in the established community of Highland Park, this home offers quick access to downtown via Centre Street and Edmonton Trail. Just minutes from Confederation Park, Nose Hill Park, and Highland Park Golf Course, the area offers plenty of green space and outdoor recreation, with Buchanan Elementary and James Fowler High School both close by. The Calgary Winter Club, everyday shopping, and neighbourhood cafés round out this well-connected inner-city location.

A fantastic opportunity to own a rare oversized Half Duplex with impressive living space, a finished Basement, and inner-city convenience in Highland Park. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2336323
Bedrooms	5
Bathrooms	4
Year Built	2007
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,848 sq. ft.
Main Level Finished Area:	948 sq. ft.
Upper Level Finished Area:	900 sq. ft.
Below Grade Finished Area:	792 sq. ft.
Lot Area:	3,013 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2007 (Age: 19)
Bedrooms:	5 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3674S
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
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:	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'8" × 13'10" ·
Main Floor	Dining Room · 11'9" × 8'3" ·
Main Floor	Kitchen · 18'3" × 9'9" ·
Main Floor	Den · 11' × 9'11" ·
Upper Level	Bedroom - Primary · 13'11" × 11'9" ·
Upper Level	Bedroom · 11'3" × 9'11" ·
Upper Level	Bedroom · 11' × 9'10" ·
Basement	Game Room · 16'7" × 16' ·
Basement	Bedroom · 13'4" × 8'11" ·
Basement	Bedroom · 9'10" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3906-2-street-nw-calgary-a2336323/

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

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