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4012 2 Street NW
Calgary, Alberta

MLS # A2349345



$849,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,962 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: n/a

Welcome to an exceptional Highland Park residence where sophisticated design, thoughtful craftsmanship, and everyday comfort come together in over 2,890 sq. ft. of beautifully finished living space. Set on a quiet, mature, tree-lined street, this impressive home offers outstanding curb appeal and a refined interior filled with natural light and premium finishes throughout. The main level welcomes you with wide plank engineered hardwood floors, large-format tile, and an inviting open concept layout. A front dining area overlooks the picturesque, tree canopied street, while the central gourmet kitchen is designed to impress with modern shaker style cabinetry, granite countertops, an expansive eat-up island, pull out pantry, and Bertazzoni gas range and hood fan. The spacious living room is anchored by a modern gas fireplace with a natural stone surround, custom built-ins, and a large picture window overlooking the backyard. Upstairs, an extra wide staircase leads to a bright, airy landing with vaulted ceilings and an abundance of natural light. The impressive primary retreat showcases an architectural ceiling, stylish lighting, a generous custom walk-in closet, and a lavish ensuite complete with a jetted soaker tub, double sinks, and an oversized walk-in shower with bench. Two additional bedrooms, including one with a vaulted ceiling and feature wall, are complemented by a well appointed 4pc bathroom and a large laundry room with sink. The fully developed lower level extends the living space with a generous carpeted family room featuring a wet bar and beverage fridge, an additional bedroom with walk-in closet, full bathroom, and storage. Outside, the sunny backyard is designed for easy enjoyment with low maintenance landscaping, a composite deck, and a gently sloped yard leading to the detached double garage. Located in sought-after Highland Park,

this home offers the appeal of an established inner-city community with mature streetscapes, parks, pathways, and convenient access to major roadways and nearby amenities. With its blend of modern luxury, functional family living, and a welcoming neighbourhood setting, this is a home that truly needs to be experienced in person to appreciate all it offers.

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