

# \$1,897,000 - 3812 2 Street Sw, Calgary

MLS® #A2220024

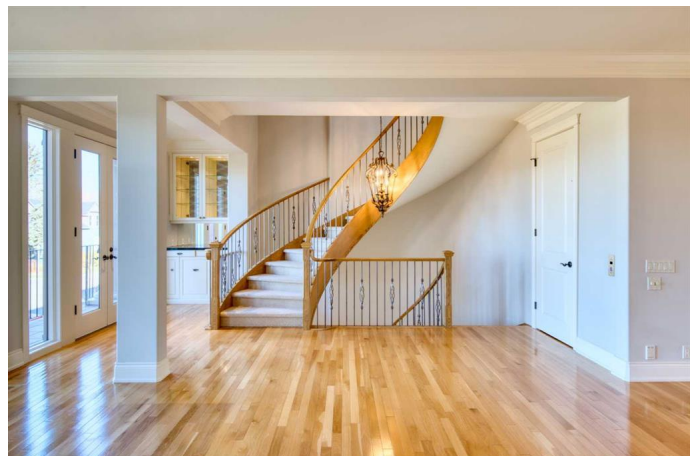
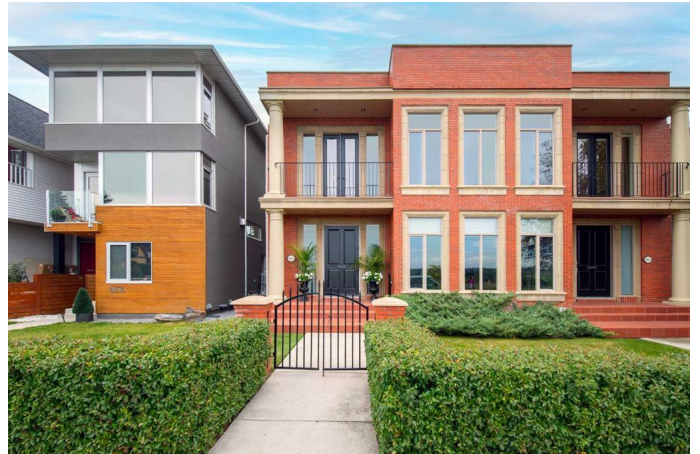
**\$1,897,000**

3 Bedroom, 3.00 Bathroom, 3,857 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Located on one of the most coveted ridges in Parkhill, this stunning residence offers over 3,800 sq. ft. of exceptional living space. Flooded with natural light, the open-concept great room, kitchen, and family room are designed to maximize the home's panoramic mountain views through expansive floor-to-ceiling windows. The soaring 18-foot ceilings on the main level enhance the sense of space and grandeur. The gourmet kitchen is the heart of the home, featuring a large breakfast island, a walk-in pantry, and a convenient butler's pantry, making meal prep and entertaining a breeze. Adjacent to the kitchen, the family room and living room each open to balconies, ideal for enjoying your morning coffee or a glass of wine while watching the sunset over the mountains. The main floor also features the luxurious primary suite offering a large walk-in closet and a spa-like ensuite fitted with a jetted tub and an oversized walk-in shower. Upstairs, you'll find two spacious bedrooms, a second great room with a wood-burning fireplace, a wet bar, and a massive outdoor deck, nearly 600 sq. ft. in size, with gas and water lines in place for hosting outdoor gatherings. This is the perfect sanctuary for enjoying your peaceful, west-facing views in complete privacy. Designed with both convenience and luxury in mind, this home includes an elevator that services all floors, including the under-drive garage with a heated driveway. The residence's virtually maintenance-free



design offers peace of mind, making it the ideal choice for those seeking a lock-and-leave lifestyle. This exclusive home is part of a self-managed property with only two units and no condo fees, where shared expenses are paid as needed. The home's thoughtful design ensures that you'll enjoy a low-maintenance lifestyle without compromising on luxury. The property's location offers easy access to downtown, the Elbow River pathway system, and all the amenities of 4th Street. Enjoy top-tier shopping, dining, and walking distance to some of Calgary's best schools. With its combination of privacy, elegance, and convenience, this home is the perfect sanctuary for those who appreciate both beauty and functionality.

Built in 2004

**Essential Information**

MLS® #	A2220024
Price	\$1,897,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,857
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Up/Down
Status	Active

**Community Information**

Address	3812 2 Street Sw
Subdivision	Parkhill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 1T8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 10th, 2025
Days on Market	8
Zoning	R-CG

### Listing Details

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