\$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'II 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 2

Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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