

# \$1,249,000 - 935 2 Avenue Ne, Calgary

MLS® #A2250765

**\$1,249,000**

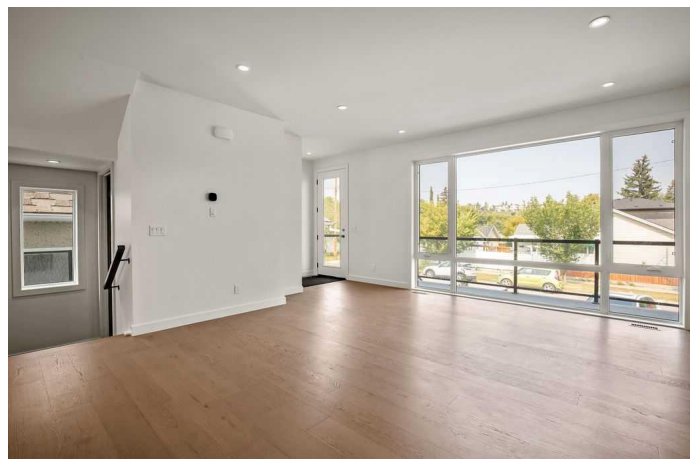
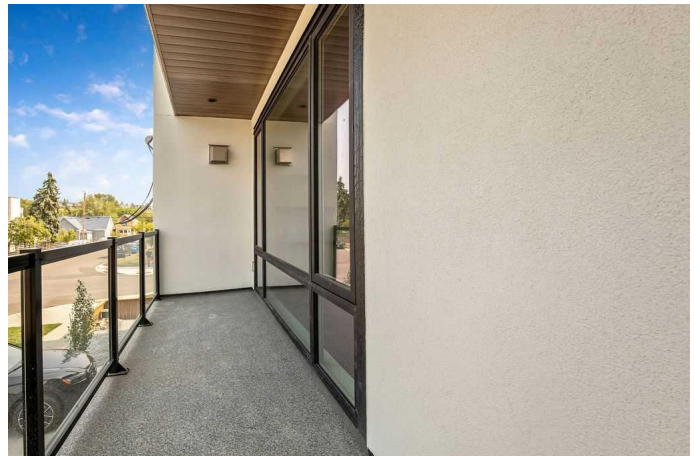
3 Bedroom, 3.00 Bathroom, 2,087 sqft  
Residential on 0.06 Acres

Bridgeland/Riverside, Calgary, Alberta

This stunning home, a UNIQUE GEM in the heart of the historic Bridgeland community, boasts a 30' frontage, DOUBLE ATTACHED GARAGE, large south backyard, and a CONCRETE PARTY WALL, making it a ONE-OF-A-KIND home. The outstanding floor plan, impeccable attention to detail, and the finest finishes throughout its spacious layout, including designer-chosen lighting, tile, quartzite counters, and wide-plank oak hardwood flooring, along with over 2,470 sq ft of developed space across three floors, are sure to intrigue you.

The chef-inspired kitchen is a true showpiece, featuring an oversized 11' island, an abundance of cabinetry, integrated/panelled appliances, and a walk-in pantry. Designer lighting elevates the space, from the kitchen to the adjacent dining room, which features sliding doors and a south-facing deck for your BBQ area. A large, bright living room showcasing a natural gas fireplace wrapped in European-style plaster, including custom-built oak shelving. A convenient main-level office space tucked behind the kitchen, filled with natural light from a generous window, completes this level.

Acceding to the second floor, you will find an unexpected City view, a huge primary bedroom with a vaulted ceiling, a large walk-in closet, and a dreamy en-suite bathroom. Two additional bedrooms, a second bath with dual sinks and a bright, stylish laundry room that will put a smile on your face complete the



upper level.  
The rare and convenient  
DOUBLE-ATTACHED GARAGE welcomes  
you into the lower level's sleek mudroom,  
featuring designer-chosen herringbone brick  
tile and an abundance of cabinetry and  
storage. The lower-level large open area  
would make an amazing theatre room or a  
convenient gym area.  
Immerse yourself in the vibrant Bridgeland Arts  
and Culture District, a convenient hub for a  
diverse range of amenities. From schools,  
churches, restaurants and coffee shops to  
grocery markets and ice cream parlours, this  
area has it all. With easy access to key  
destinations such as Downtown, the  
Bridgeland C-train station, the Zoo and  
Science Center, Tom Campbell off-leash park,  
and the Bow River Pathway, your lifestyle will  
be both convenient and enjoyable. Donâ€™t  
miss out, call your favourite realtor today.

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250765               |
| Price          | \$1,249,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,087                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|         |                 |
|---------|-----------------|
| Address | 935 2 Avenue Ne |
|---------|-----------------|

|             |                      |
|-------------|----------------------|
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0G6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Full                                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt                   |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 48                   |
| Zoning         | DC                   |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.