



**GRASSROOTS**  
REALTY GROUP

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**3412 1 Street NW**  
**Calgary, Alberta**

**MLS # A2239844**



**\$1,059,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

**Inclusions:** N/A

Sophisticated, stylish, and beautifully finished, this brand-new modern infill in Highland Park offers the kind of elevated inner-city living today's buyers are looking for. Set on a full lot 25-foot, this thoughtfully designed home delivers nearly 2,570 sq ft of finished living space, including 1,940 sq ft above grade plus a fully developed basement. From the moment you step inside, the home feels bright, open, and refined. The main floor features 10-foot ceilings, oversized windows, and a functional layout that blends everyday comfort with effortless entertaining. A front flex room creates the perfect space for a home office, sitting room, or quiet retreat. At the center of the home, the chef-inspired kitchen is designed to impress with a massive island, quartz countertops, ceiling-height cabinetry, and a full appliance package. The adjoining dining area and elegant living room are anchored by a gas fireplace with custom built-ins, while large glass doors open to the backyard for seamless indoor-outdoor living. Upstairs, the primary suite feels like a private retreat, complete with vaulted ceilings, a spacious walk-in closet, and a beautifully appointed ensuite featuring a freestanding soaker tub, fully tiled glass shower, dual vanity, and private water closet. Two additional bedrooms, a full bath, and a convenient upper laundry room complete the second level. The fully finished basement adds valuable living space with a large rec room, wet bar, fourth bedroom, and full bathroom—ideal for guests, older children, or multi-purpose family living. With potential for future legal suite development (subject to city approval), it also offers added long-term flexibility and value. Outside, the striking exterior pairs two-tone stucco, natural stone accents, and sleek, black-framed windows and doors for timeless curb appeal. A double detached garage adds everyday convenience

and extra storage. Located just minutes from schools, parks, shopping, and downtown, this home offers the perfect combination of modern design, family function, and inner-city lifestyle. New Home Warranty included.