



**3807 1 Street NW**  
**Calgary, Alberta**

**MLS # A2308020**



**\$649,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Highland Park   |               |                   |
| <b>Type:</b>     | Residential/Duplex                                    |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                       |               |                   |
| <b>Size:</b>     | 1,787 sq.ft.  | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Insulated |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped                      |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry |                   |      |

**Inclusions:** Water Softner - As Is

Welcome to 3807-1st St NW, a Prime Location, Located in the desirable Highland Park neighborhood. This semidetached home is just steps from the Highland Park Community Centre and park, which features an outdoor skating rink. Enjoy the convenience of being within easy reach of community amenities and recreation. This property offers over 2,400 square feet of developed living space and comes with the added benefit of no condo fees. The main level features a three-way fireplace that divides the large living area and dining room, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is equipped wood cabinets, granite tile countertops, with newer stainless steel appliances, a pantry, and a window above the sink that overlooks the private, west-facing backyard. The backyard itself is exceptionally private and features two patio areas, an upper patio with a gas BBQ outlet, wood fence for privacy, and a double car garage that is insulated and drywalled. The comfortable upper floor plan, you will find two spacious bedrooms. The primary bedroom boasts a walk-in closet and a generous ensuite, complete with a separate shower, corner tub, and a private water closet. The second bedroom is large enough to accommodate two beds and is complemented by a flex room, ideal for a home office. For added convenience, a stacked washer and dryer are in the upper floor closet. Fully Developed Basement, provides three versatile rooms, suitable for use as a gym, den, bedroom, games room, or office. Two of the rooms are equipped with its own sink, offering extra functionality and flexibility to suit your needs. Recent Major Updates have been made to the home over past few years, including Asphalt Roof, High efficient furnace, Oversized hot water tank, Air conditioning system, kitchen appliances. Additional improvements include

updated wall painting and lighting enhancements completed in April 2026. Excellent Access and Value, The home's location provides easy future access to the Green Line, as well as nearby 4th Street restaurants. Convenient connections to Deerfoot Trail, the airport, and downtown are available by bus or car. This property is attractively priced, comparable to a condo townhome, making it a fantastic opportunity—so don't miss your chance to make this house your new home!