



GRASSROOTS
REALTY GROUP

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3412 1 Street NW
Calgary, Alberta

MLS # A2318001



\$1,049,000

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

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

Inclusions: N/A

Welcome to elevated inner-city living in Highland Park. Completing July 2026, this brand-new modern infill blends sophisticated design with everyday function, offering nearly 2,570 sq ft of beautifully finished living space — 1,940 sq ft above grade plus a fully developed basement — on a full 25-foot lot. Step inside to a bright, refined main floor with 10-foot ceilings, oversized windows, and a layout built for both comfort and entertaining. A front flex room sets up perfectly as a home office, sitting room, or quiet retreat. At the heart of the home, the chef-inspired kitchen impresses with a massive island, quartz countertops, ceiling-height cabinetry, and a full appliance package. The adjoining dining and living areas 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 is a private retreat — vaulted ceilings, a spacious walk-in closet, and a spa-inspired ensuite with a freestanding soaker tub, fully tiled glass shower, dual vanity, and private water closet. Two more bedrooms, a full bath, and a dedicated upper laundry room complete the level. The fully finished basement adds a large rec room, wet bar, fourth bedroom, and full bath — ideal for guests, teens, or flexible family living. With potential for future legal suite development (subject to City approval), it offers added long-term value and flexibility. Outside, a striking exterior pairs durable Hardie board siding, natural stone accents, and sleek black-framed windows for timeless curb appeal, while a double detached garage adds everyday convenience and storage. Minutes from schools, parks, shopping, and downtown, this home delivers the rare combination of modern design, family function, and true inner-city lifestyle. New Home Warranty included.

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