

# \$1,119,900 - 3412 1 Street Nw, Calgary

MLS® #A2239844

**\$1,119,900**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This stunning modern infill is under construction in the heart of Highland Park and will be ready in December. Built on a full 25-foot lot, this home offers nearly 2,572 sq ft of beautifully designed living space, including 1,942 sq ft above grade plus a fully developed basement.

The main floor features 10-foot ceilings, oversized windows, and a bright, open layout. At the front, a versatile flex space is perfect for a home office or sitting room. The chef's kitchen takes center stage with a massive island, quartz countertops, ceiling-height cabinetry, and a full appliance package. A spacious dining area flows seamlessly into the living room, anchored by a gas fireplace with custom built-ins and framed by large glass doors that open to the backyard.

Upstairs, the primary suite is a private retreat with vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite featuring a freestanding tub, fully tiled glass shower, dual vanity, and private water closet. Two additional bedrooms, a stylish full bathroom, and a dedicated laundry room complete this level. The fully finished basement adds even more space with a large rec room, wet bar, an additional bedroom, and a full bath. For flexibility, this level also has potential to be developed into a legal suite (subject to city approval) – a valuable mortgage helper option.

Outside, the exterior combines two-tone stucco, natural stone accents, sleek black



windows and doors, and asphalt shingles for a timeless modern look. A double detached garage provides secure parking and storage. Located minutes from schools, parks, shopping, and downtown, this property offers both inner-city convenience and community charm.

With New Home Warranty included, this is your opportunity to own a brand-new infill in Highland Park with nearly 2,700 sq ft of finished living space.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239844    |
| Price          | \$1,119,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,942       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3412 1 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K0W4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)

Appliances Gas Water Heater, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop, Humidifier

Heating Forced Air, Natural Gas, Fireplace(s), In Floor Roughed-In

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Tile

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Interior Lot, Level, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 14th, 2025

Days on Market 113

Zoning R-CG

## Listing Details

Listing Office Initia Real Estate

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