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3410 1 Street NW
Calgary, Alberta

MLS # A2318483

$999,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor Roughed-In, Fireplace(s), 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:	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

Welcome to elevated inner-city living in Highland Park, this brand-new modern infill offers nearly 2,570 sq. ft. of beautifully finished living space, including 1,940 sq. ft. above grade and a fully developed basement, all set on a full 25-foot lot. From the moment you step inside, the main floor makes a lasting impression with 10-foot ceilings, oversized windows, and a thoughtfully designed layout that balances everyday living with effortless entertaining. A spacious front flex room provides the perfect setting for a home office, sitting room, or quiet retreat. At the centre of the home, the chef-inspired kitchen features an oversized island, quartz countertops, ceiling-height cabinetry, and a complete appliance package. The open-concept dining and living areas create an inviting gathering space, anchored by a gas fireplace with custom built-ins. Large glass doors extend the living space outdoors, opening directly to the backyard. Upstairs, the primary suite offers a private retreat with vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite featuring a freestanding soaker tub, fully tiled glass shower, dual vanity, and private water closet. Two additional bedrooms, a full bathroom, and a dedicated upper-floor laundry room complete the level. The fully developed basement adds even more flexibility with a spacious recreation room, wet bar, fourth bedroom, and full bathroom. Perfect for guests, teens, or extended family, the lower level also offers potential for future legal suite development, subject to City of Calgary approval. The exterior combines clean modern lines with timeless materials, featuring durable Hardie board siding, natural stone accents, and sleek black-framed windows. A double detached garage provides secure parking, additional storage, and everyday convenience. Ideally located just minutes from schools, parks, shopping, major amenities, and

downtown, this home brings together sophisticated design, practical family living, and the best of Calgary’s inner-city lifestyle. New Home Warranty included.

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