

3412 1 Street NW
Calgary, Alberta

MLS # A2239844



\$1,109,900

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, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

This stunning modern infill is under construction in the heart of Highland Park and will be ready in February 2026. 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.