

# \$1,160,000 - 3412 1 Street Nw, Calgary

MLS® #A2239844

**\$1,160,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This brand-new infill in sought-after Highland Park is 5-6 months from completion. Situated on a premium lot, this home offers a rare opportunity to work directly with the builder and design team to customize your finishes. The fully finished basement offers optional suite potential (subject to city approval), adding flexibility and long-term value. A prime chance to own a high-quality, modern inner-city home in one of Calgary's most established neighborhoods.

Built in 2025

## Essential Information

MLS® #	A2239844
Price	\$1,160,000
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 Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, 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, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Initia Real Estate
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