

# \$1,119,900 - 3410 1 Street Nw, Calgary

MLS® #A2239871

**\$1,119,900**

4 Bedroom, 4.00 Bathroom, 1,940 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 2,570 sq ft of beautifully designed living space, including 1,940 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® #	A2239871
Price	\$1,119,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,940
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3410 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, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven

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

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 Yard

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

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