

# \$379,900 - 23, 1407 3 Street Se, High River

MLS® #A2254910

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.03 Acres

Montrose., High River, Alberta

This 1,174 sq. ft. detached two-bedroom home is located in the highly sought-after community of Montrose and is in like-new condition. The welcoming covered front porch is perfect for enjoying the morning sun and opens into the main floor, where you'll find a versatile flex space ideal for a home office or family room. This level also provides direct access to the rear-attached single garage, which is spacious enough to accommodate a vehicle plus additional storage. Up the first flight of stairs, you'll discover a bright living room filled with natural light, a four-piece bathroom, and a bedroom with a walk-in closet and stunning mountain views. This level also features a beautiful kitchen complete with quartz countertops, stainless steel appliances, a large island with storage, and abundant cabinetry. Another flight of stairs leads to the private and spacious primary bedroom, which includes a walk-in closet and a four-piece ensuite. With its functional layout and modern yet timeless finishes, this home is an excellent choice for a young family, working professionals or a shared living arrangement. It is conveniently located within walking distance of shopping, schools, playgrounds, downtown, the Happy Trails pathway system, and the pool/recreation centre. Low condo fees of just \$190 per month and pet-friendly policies make this property even more appealing. Please click the multimedia tab for an interactive 3D tour and floor plans.



Built in 2019

## Essential Information

MLS® #	A2254910
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	23, 1407 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	TND

**Listing Details**

Listing Office	RE/MAX Southern Realty
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