3412 1 Street NW

Calgary | Active | MLS® A2318001

$959,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**1,942 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

BRAND-NEW & MOVE-IN READY | 4 BEDROOMS | 4 BATHROOMS | 10-FT CEILINGS | FULLY DEVELOPED BASEMENT | DOUBLE GARAGE

Brand-new, move-in ready, and designed to impress! Discover nearly 2,570 sq. ft. of beautifully finished living space in desirable Highland Park. Situated on a full 25-foot lot, this stunning modern infill combines sophisticated design, upscale finishes, and exceptional functionality. With 4 bedrooms, 4 bathrooms, and a fully developed basement, this home offers the perfect balance of style, comfort, and space for modern family living.

Step inside to soaring 10-foot main-floor ceilings, oversized windows, and an abundance of natural light. A versatile front flex room provides the ideal home office or additional sitting area. The chef-inspired kitchen showcases an oversized quartz island, ceiling-height cabinetry, sleek finishes, and a complete appliance package. The open-concept living and dining areas are perfect for entertaining, featuring a striking gas fireplace with custom built-ins and large glass doors opening to the backyard.

The fully developed basement provides additional space for entertaining, relaxing, or accommodating guests, while the double garage adds everyday convenience.

Ideally located in Highland Park, you'll enjoy easy access to downtown Calgary, parks, schools, shopping, restaurants, and major routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318001
Bedrooms	4
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,942 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3674S
Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Other
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'8" × 11'8" ·
Main Floor	Foyer · 5'7" × 5'1" ·
Main Floor	Living Room · 16' × 12' ·
Main Floor	Mud Room · 5'8" × 5'2" ·
Main Floor	Dining Room · 15'6" × 10'6" ·
Main Floor	Flex Space · 15'9" × 10'7" ·
Upper Level	Walk-In Closet · 8' × 6'2" ·
Upper Level	Laundry · 7'7" × 6' ·
Upper Level	Bedroom · 13' × 8' ·
Upper Level	Bedroom - Primary · 23'4" × 16'1" ·

Upper Level	Walk-In Closet · 5'10" × 4' ·
Upper Level	Walk-In Closet · 4'7" × 4'7" ·
Upper Level	Bedroom · 12'11" × 8' ·
Basement	Bedroom · 13'1" × 9' ·
Basement	Family Room · 15' × 13'6" ·
Basement	Furnace/Utility Room · 11'6" × 5'11" ·
Basement	Flex Space · 12'6" × 8'10" ·
Basement	Storage · 7' × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3412-1-street-nw-calgary-a2318001/

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