



**GRASSROOTS**  
REALTY GROUP

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**3412 1 Street NW**  
**Calgary, Alberta**

**MLS # A2239844**



**\$1,119,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 December. 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.

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