



GRASSROOTS
REALTY GROUP

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4017 1 Street NW
Calgary, Alberta

MLS # A2254281



\$829,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,881 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	Security Hardware, TV Mounts, Curtains and Rods in Kids Bedroom		

OPEN HOUSE Saturday Sept 20: 12-2pm This beautifully designed 2-storey modern semi-detached home offers exceptional lifestyle and convenience. Inside, the main floor boasts high ceilings and an open-concept layout ideal for entertaining, highlighted by a large kitchen island, a gourmet kitchen, with built in appliances. The living area features large West window, gas fireplace surrounded by wood built-ins. A nice sized mudroom and convenient 2-piece bathroom complete the main level. Upstairs, you'll find a full laundry area and three bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and separate shower. A 4-piece main bath serves the additional bedrooms. The fully developed basement adds even more living space with a large rec room, stylish wet bar, an additional bedroom, and a 4-piece bathroom—perfect for guests or extended family. This move-in-ready home offers a thoughtful blend of comfort, style, and function, all in a prime inner-city location. The west-facing backyard is fully landscaped and features raised flower boxes, a spacious back deck, and a detached double garage with access from a paved lane. Recent exterior updates include regrading of the front and side of the home and the installation of weeping tile for optimal drainage. With over 2700 sqft of fully developed space and priced under \$830,000, this is one of the best-value homes in the inner city — offering the space, finishings, and heart you’ve been searching for. Don’t miss your chance to fall in love with Highland Park living.