

\$1,140,000 - 3412 1 Street Nw, Calgary

MLS® #A2239844

\$1,140,000

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This brand-new infill in sought-after Highland Park is 5-6 months from completion. Situated on a premium lot, this home offers a rare opportunity to work directly with the builder and design team to customize your finishes. The fully finished basement offers optional suite potential (subject to city approval), adding flexibility and long-term value. A prime chance to own a high-quality, modern inner-city home in one of Calgary’s most established neighborhoods.

Built in 2025

Essential Information

MLS® #	A2239844
Price	\$1,140,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information



Address	3412 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	Open Floorplan, Quartz Counters, Built-in Features, Soaking Tub, Sump Pump(s)
Appliances	Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Cooktop, Gas Water Heater, Humidifier, Range Hood
Heating	Forced Air, Fireplace(s), In Floor Roughed-In, 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 Lane, Back Yard, Landscaped, Street Lighting, Front Yard, Interior Lot, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	25
Zoning	R-CG

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.