

# \$795,000 - 3401 1 Street Nw, Calgary

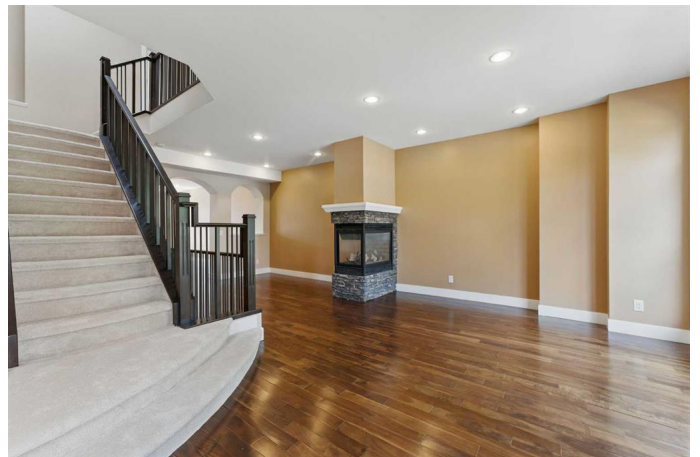
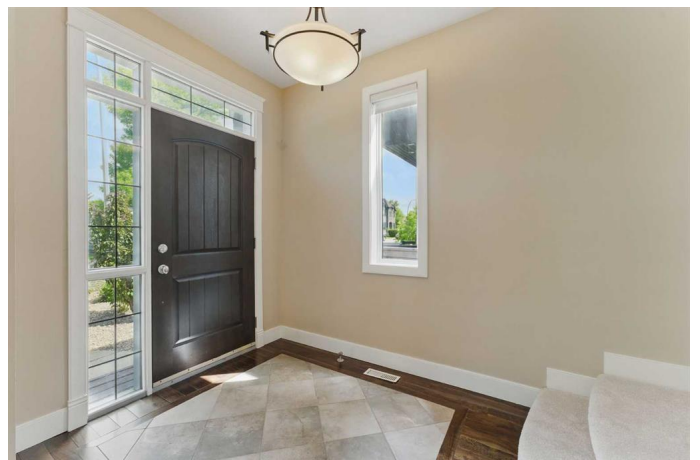
MLS® #A2227807

**\$795,000**

5 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to this exceptional custom-built home in the heart of Highland Park, one of Calgary's most desirable inner-city neighborhoods. Boasting over 2,900 sq ft of beautifully finished living space, this residence is loaded with high-end upgrades and designed for modern comfort and style. The main floor showcases 9-foot ceilings and a seamless blend of rich hardwood and elegant ceramic tile flooring. A thoughtfully designed layout includes a formal living and dining room, separated by a striking three-sided gas fireplace—perfect for hosting and entertaining. The gourmet maple kitchen is a chef's dream, featuring granite countertops, a large center island with breakfast bar, tiled backsplash, and premium stainless steel appliances. The kitchen opens into a bright dining nook and a cozy family room. A practical mudroom leads to the sunny west-facing backyard, complete with a spacious deck, a fully fenced yard, and access to a double detached garage. Upstairs, a stunning open staircase guides you to a convenient second-floor laundry room with built-in sink. The expansive primary suite is a true retreat, offering vaulted ceilings, a private balcony with views, and a luxurious 5-piece spa-inspired ensuite with air-jetted tub, oversized skylit shower, heated tile flooring, and dual granite vanities. Two additional generous bedrooms and a 4-piece bathroom with granite counters complete the upper level. The fully developed basement features a large



rec room with a built-in wet bar, two bedrooms, and a full bathroomâ€”ideal for guests, or multigenerational living. Located just minutes from downtown Calgary, Highland Park is a well-established neighborhood known for its tree-lined streets, parks, and sense of community. Enjoy easy access to Confederation Park, local schools, shopping, transit, and major routes. Whether you're walking the dog through scenic green spaces, golfing nearby, or dining at one of the area's charming local spots, Highland Park offers a perfect blend of urban convenience and residential tranquility.

Built in 2007

### Essential Information

MLS® #	A2227807
Price	\$795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3401 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.