

**3401 1 Street NW
Calgary, Alberta****MLS # A2227807****\$795,000**

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

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 bathroom—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.