

\$949,990 - 3806 1 Street Nw, Calgary

MLS® #A2263181

\$949,990

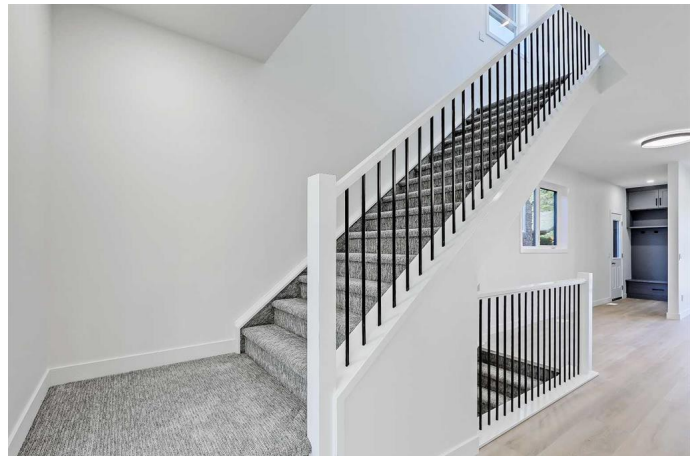
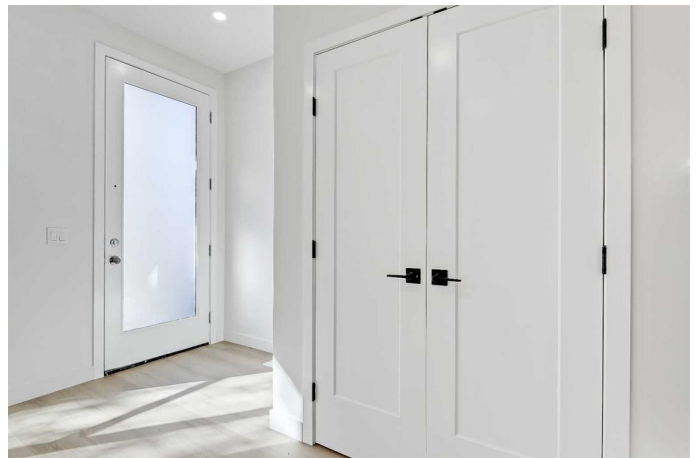
4 Bedroom, 4.00 Bathroom, 1,841 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

****OPEN HOUSE SUN, NOV 2ND AT 2-4 PM****

Home-cooked dinners and fresh beginnings. That's exactly what you'll find at this BRAND-NEW DETACHED INFILL IN HIGHLAND PARK, built with care and precision by AMSquared Custom Builders. The AMSquared approach is simple: if they do it right the first time, they'll never need to address it again. Building across all areas of Southern Alberta, their construction experience is recognized for its superior quality, craftsmanship, and customer satisfaction—something to keep in mind when shopping around compared to other new infill builders! MOVE-IN READY AND DESIGNED WITH EVERYDAY LIVING IN MIND, a concrete wraparound walkway leads you to the clean, modern exterior. Step inside and let the open-concept main floor welcome you in. Luxury vinyl plank flooring extends throughout. The front dining area, framed by an oversized window overlooking the quiet street, sets the stage for cozy dinners and festive gatherings. Just beyond, the central kitchen commands attention with sleek dual-tone cabinetry, quartz countertops, a tiled backsplash, and stainless steel appliances, including a 5-burner gas stove. The oversized island doubles as a breakfast bar, while a pantry closet just off the kitchen keeps everything neatly tucked away. There's even enough room for a breakfast table, illuminated by an oversized main floor window if you decide to convert the front room into an additional living or den area. In the rear



living room, comfort meets design with an electric fireplace framed by a panelled accent wall. Dual sliding glass doors open to your private backyard retreat, where a large deck and grassy area offer space for year-round enjoyment. Tucked behind the living room, a mudroom connects to the 22' x 20' double detached garage via a concrete walkway. A convenient 2pc powder room completes the main level. Upstairs, plush carpeting adds warmth while oversized windows in every room fill the space with natural light throughout. The primary suite is a peaceful retreat featuring a walk-in closet with custom organizers and a spa-inspired 5pc ensuite with heated tile floors, dual vanities, a soaker tub, and a floor-to-ceiling tiled walk-in shower. Two additional bedrooms share a Jack-and-Jill bathroom, while the laundry room offers quartz counters, cabinetry, a folding surface, storage space behind the door, and a large skylight. The fully finished basement expands your living space with a large rec room, fourth bedroom, and 4pc bathroom, plus extra storage space under the stairs. Nestled on a peaceful street in Highland Park, this home offers a unique mix of city living and community charm. It is conveniently close to creeks, parks, and playgrounds. During weekends, enjoy a walk through nearby Confederation Park, relax with a coffee at a local cafe, or grab a Blizzard from Dairy Queen on your way! Families will appreciate the proximity to local schools and the Highland Park Community Centre, all within easy walking distance.

Built in 2025

Essential Information

MLS® #	A2263181
Price	\$949,990
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3806 1 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Sump Pump(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot

Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.