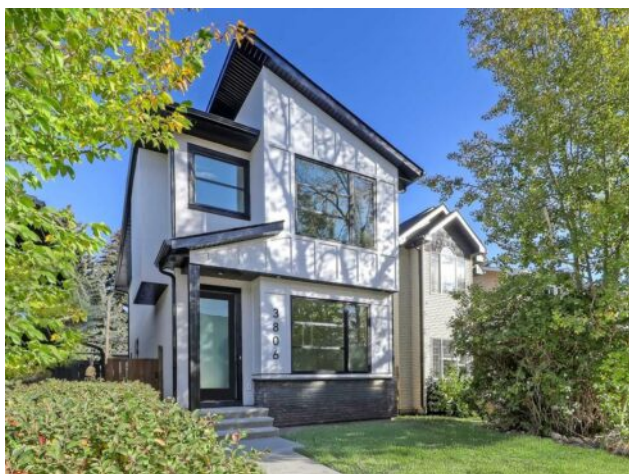


3806 1 Street NW
Calgary, Alberta

MLS # A2263181



\$949,990

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Sump Pump(s)		

Inclusions: None

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 café, 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. Schedule your private showing today!