

# \$818,000 - 4014 1 Street Nw, Calgary

MLS® #A2218345

**\$818,000**

4 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to Your Dream Home in the Heart of Highland Park! Step into comfort, style, and unbeatable convenience with this stunning semi-detached gem nestled in the highly sought-after community of Highland Park. This home truly checks every box, offering a perfect blend of modern upgrades, spacious living, and thoughtful design – all in a location that simply can't be beat. From the moment you arrive, you'll notice the inviting curb appeal and pride of ownership throughout. Inside, you're greeted by an open-concept main floor that's flooded with natural light, perfect for both everyday living and entertaining. The heart of the home – a gourmet kitchen – is a chef's dream, featuring sleek stainless-steel appliances, stone countertops, ample cabinetry, and a large island ideal for casual meals or hosting family and friends. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat. Unwind in your spa-like 5-piece ensuite complete with a deep soaker tub, dual vanities, and a separate shower. The walk-in closet offers abundant storage, while the vaulted ceilings add a touch of elegance and spaciousness you'll love waking up to each morning. But the beauty doesn't stop there! The fully finished basement is the ultimate hangout zone – enjoy movie nights on the projector with an oversized screen, create the perfect playroom, or set up the ultimate home gym or office, along with a large bedroom and full bathroom



at your disposal. The possibilities are endless! Step outside into your very own private backyard oasis. Whether youâ€™re sipping morning coffee or hosting summer BBQs, youâ€™ll love the new composite deck, low-maintenance artificial grass, and the gorgeous pergola that adds shade and charm to your outdoor space. The double detached garage offers secure parking and additional storage, while recent updates including a new hot water tank and new furnace ensure peace of mind for years to come. And letâ€™s talk location â€“ youâ€™re just moments away from top-rated schools, shopping, dining, and all the entertainment options you could ask for. Whether youâ€™re a growing family, busy professional, or savvy investor, this is the home and lifestyle youâ€™ve been waiting for. Donâ€™t miss your chance to call this beautiful Highland Park property home. Book your showing today and come see what makes this home so special!

Built in 2007

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218345               |
| Price          | \$818,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,922                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4014 1 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0X1          |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Off Street, Covered, Enclosed |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Master Bedroom  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Few Trees, Secluded |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

**Listing Details**

Listing Office                      Greater Property Group

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