

# \$799,900 - 4017 1 Street Nw, Calgary

MLS® #A2254281

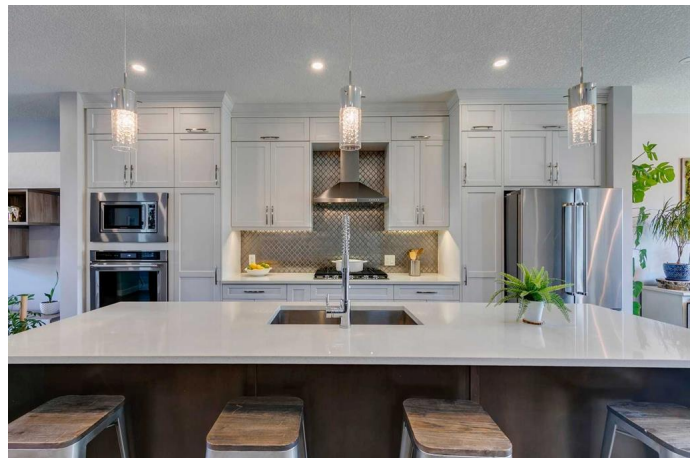
**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,881 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

This beautifully designed 2-storey modern semi-detached home offers exceptional lifestyle and convenience. Inside, the main floor boasts high ceilings and an open-concept layout ideal for entertaining, highlighted by a large kitchen island, a gourmet kitchen, with built in appliances. The living area features large West window, gas fireplace surrounded by wood built-ins. A nice sized mudroom and convenient 2-piece bathroom complete the main level. Upstairs, you'll find a full laundry area and three bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and separate shower. A 4-piece main bath serves the additional bedrooms. The fully developed basement adds even more living space with a large rec room, stylish wet bar, an additional bedroom, and a 4-piece bathroom—perfect for guests or extended family. This move-in-ready home offers a thoughtful blend of comfort, style, and function, all in a prime inner-city location. The west-facing backyard is fully landscaped and features raised flower boxes, a spacious back deck, and a detached double garage with access from a paved lane. Recent exterior updates include regrading of the front and side of the home and the installation of weeping tile for optimal drainage. With over 2700 sqft of fully developed space and priced under \$800,000, this is one of THE best-value homes in the inner city — offering the space, finishings, and heart you™ve



been searching for. Don't miss your chance to fall in love with Highland Park living.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254281               |
| Price          | \$799,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,881                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4017 1 Street Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0X2          |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Double Garage Detached, Paved |
| # of Garages   | 2                             |

**Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Wine Refrigerator         |
| Heating           | Forced Air, Natural Gas                                                                                                                        |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 33                   |
| Zoning         | H-GO                 |

## Listing Details

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

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