

\$379,900 - 23, 1407 3 Street Se, High River

MLS® #A2254910

\$379,900

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.03 Acres

Montrose., High River, Alberta

This 1,174 sq. ft. detached two-bedroom home is located in the highly sought-after community of Montrose and is in like-new condition. The welcoming covered front porch is perfect for enjoying the morning sun and opens into the main floor, where youâ€™ll find a versatile flex space ideal for a home office or family room. This level also provides direct access to the rear-attached single garage, which is spacious enough to accommodate a vehicle plus additional storage. Up the first flight of stairs, youâ€™ll discover a bright living room filled with natural light, a four-piece bathroom, and a bedroom with a walk-in closet and stunning mountain views. This level also features a beautiful kitchen complete with quartz countertops, stainless steel appliances, a large island with storage, and abundant cabinetry. Another flight of stairs leads to the private and spacious primary bedroom, which includes a walk-in closet and a four-piece ensuite. With its functional layout and modern yet timeless finishes, this home is an excellent choice for a young family, working professionals or a shared living arrangement. It is conveniently located within walking distance of shopping, schools, playgrounds, downtown, the Happy Trails pathway system, and the pool/recreation centre. Low condo fees of just \$190 per month and pet-friendly policies make this property even more appealing. Please click the multimedia tab for an interactive 3D tour and floor plans.



Built in 2019

Essential Information

MLS® #	A2254910
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	23, 1407 3 Street Se
Subdivision	Montrose.
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	September 12th, 2025
Days on Market	4
Zoning	TND

Listing Details

Listing Office	RE/MAX Southern Realty
----------------	------------------------

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