

\$998,999 - 906 39 Street Sw, Calgary

MLS® #A2161910

\$998,999

5 Bedroom, 4.00 Bathroom, 2,110 sqft
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

BRAND NEW | LUXURY LEVEL FINISHINGS
| LARGER BACKYARD SPACE | 2
BEDROOM LEGAL SUITE |

This semi-detached inner-city gem, nestled on a picturesque tree-lined quiet street just minutes from downtown can now be yours at an amazing price. Situated in the heart of the city, this home perfectly balances serene surroundings with the lively energy of downtown living. The LONGER LOT provides additional back space. Pricing is affordable as this home comes complete with a LEGAL 2 BEDROOM BASEMENT SUITE, offering you a fantastic chance to generate additional income!

Crafted with exquisite attention to detail....when you step inside you'll discover a spacious open floor plan, ideal for hosting gatherings. The heart of this home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your culinary inspiration including KitchenAid Stainless Steel Appliances. The living room is very spacious with great windows + a feature fireplace to enjoy the cold winter nights in comfort and style. In the summer..slide open the patio doors to reveal your very own EAST-facing backyard retreat, perfect for entertaining on those warm nights. Upstairs, you'll find 3 big bedrooms with expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning. And finally a layout that provides an UPSTAIRS LAUNDRY ROOM



With Sink, cupboards and countertops.
The lower level is a self-contained haven,
offering a full kitchen, living area, bathroom,
and two bedrooms + a second laundry room.
And your tenant will likely revel in the
convenience of being just moments away from
trendy boutiques, cafes, and entertainment
options.
Ready to embrace the vibrant lifestyle? With
roughed in three-zone built-in speaker system,
security cameras, alarm system, central
vacuum. Progressive new home warranty,
every detail has been carefully considered to
ensure your utmost comfort and peace of
mind. Electric 200 amp panel sufficient for
electrical car charger. Experience the refined
elegance and superior craftsmanship that will
transform this house into your own private
sanctuary. Don't let this opportunity slip away!
Call now to book your viewing !

Built in 2024

Essential Information

MLS® #	A2161910
Price	\$998,999
Sold Price	\$984,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,110
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	906 39 Street Sw
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Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Breakfast Bar, Closet Organizers, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2024
Date Sold	November 6th, 2024
Days on Market	67
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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