

\$724,900 - 1, 942 38 Street Sw, Calgary

MLS® #A2176185

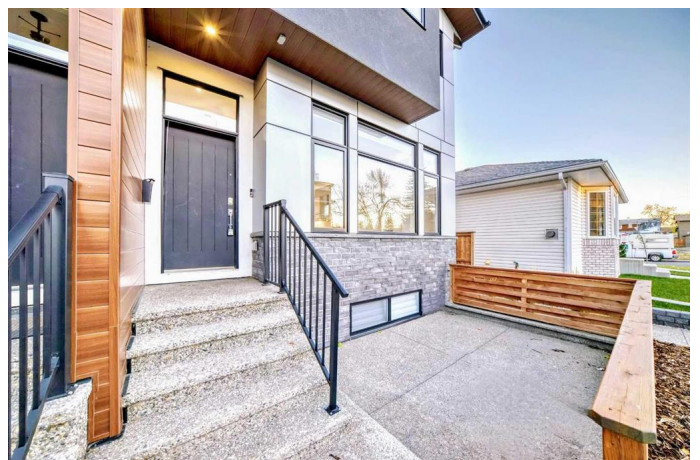
\$724,900

3 Bedroom, 4.00 Bathroom, 1,440 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Gorgeous Inner city fully finished 2-storey home with 2013 sqft of developed living space with 3 large beds + 3.5 stunning baths + a main floor den. M-C2 zoning makes for a perfect work from home or home based business set up. Upscale urban living at a GREAT price point. This home's many forward-thinking features & stylish floorplans are sure to impress. The contemporary design throughout will leave you breathless. An abundance of natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor and 9-foot ceilings on the upper level and finished basement. You will be immediately struck by a beautifully designed & equipped kitchen, includes European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for your family & guests to gather is perfectly located adjacent to a large dining area. The focal point of the living room is beautiful gas fireplace with one piece marble tile surround. Entertain guests on your private front yard patio w/gas BBQ hookup. The second level of this home offers two large double master bedrooms. Master bedroom #1 offers a stunning spa inspired 5-piece en-suite equipped with a freestanding soaker tub, custom shower, sky light & floating vanity w/ double sinks & PREMIUM quartz countertops + a walk-in closet. Master bedroom #2 is also generous in size and has a full en-suite 4-piece bathroom. and



walk-through closet. There is also a laundry room equipped with front load washer/dryer. The fully finished professionally developed basement offers 9' ceilings, a large bedroom, full 4-piece bathroom, wet bar and large rec. room + storage. Mudroom and 1/2 bath lead to oversized single ATTACHED garage access + additional driveway parking. Roughed in electric vehicle charging station in garage. No permits required for street parking. Luxurious features throughout include blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central air conditioning. Exceptional curb appeal with high-end modern exterior & architectural design. Centrally located on the Westside ROSSCARROCK has much to offer its residents and is one of Calgary's most desirable inner-city communities. A few minutes drive to Downtown & steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10-year Progressive New Home Warranty. LOW Condo fee includes admin., Insurance, grounds maintenance & reserve fund. Each owner is responsible to pay their own utilities + for their own snow removal. Low maintenance landscaping - NO grass to cut.

Built in 2021

Essential Information

MLS® #	A2176185
Price	\$724,900

Sold Price	\$712,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,440
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 942 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T3

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Insulated, 220 Volt Wiring, Additional Parking, Alley Access, Assigned, In Garage Electric Vehicle Charging Station(s), Garage Faces Rear, On Street, Oversized, Owned, Paved, Plug-In, Secured, Single Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Bookcases, Chandelier, Stone Counters, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Garage Control(s), Microwave, Range Hood, Window Coverings, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Gas Range, Humidifier, Tankless Water Heater

Heating	Central, High Efficiency, Forced Air, Natural Gas, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Fireplace Insert, In Floor
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	City Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle, Membrane
Construction	Stone, Stucco, Wood Frame, Aluminum Siding, Composite Siding, Concrete, Manufactured Floor Joist, Metal Frame, Metal Siding, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	December 3rd, 2024
Days on Market	33
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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