

\$998,000 - 908 39 Street Sw, Calgary

MLS® #A2178400

\$998,000

5 Bedroom, 4.00 Bathroom, 2,111 sqft
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

We're thrilled to introduce the pinnacle of urban sophistication: a dazzling, BRAND NEW semi-detached inner-city gem, nestled on a picturesque tree-lined avenue just minutes from downtown.

But wait, there's more! This extra long lot provide extra back space . This home comes complete with LEGAL 2 BEDROOM BASEMENT SUITE, offering you a fantastic chance to generate additional income! Situated in the heart of the city, this residence perfectly balances serene surroundings with the lively energy of downtown living.

Crafted with exquisite attention to detail, this luxury abode will showcase a sleek, modern design. Step inside to discover a spacious open floor plan, ideal for hosting gatherings. The heart of the home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your culinary inspiration.

Slide open the patio doors to reveal your very own EAST-facing backyard retreat, perfect for entertaining on those warm summer nights. Upstairs, you'll find 3 tranquil bedrooms boasting generous proportions and expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning.

The lower level is a self-contained haven,



offering a full kitchen, living area, bathroom, and two bedrooms for added privacy. Plus, revel in the convenience of being just moments away from trendy boutiques, cafes, and entertainment options.

Ready to embrace the vibrant lifestyle? This masterpiece will be ready for you to call home by this July! And 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® #	A2178400
Price	\$998,000
Sold Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	908 39 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

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

Exterior

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

Additional Information

Date Listed	November 11th, 2024
Date Sold	November 22nd, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

Listing Details

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.