\$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.

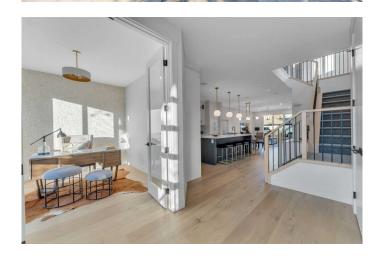
Crafted with exquisite attention to detail, this luxury abode will showcase a sleek, modern design. Step inside to discover a spacious open floor plan, ideal for hosting gatherings. The heart of the home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your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

Listing Office eXp Realty

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