

3128 39 Street SW
Calgary, Alberta

MLS # A2317683



\$939,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,747 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

Welcome to your brand-new home in Glenbrook. Nearing completion with possession in July 2026, this beautifully crafted semi-detached infill offers 2,429 sq. ft. of finished living space in one of Calgary's most established and family-friendly inner-city communities. From the moment you walk in, the main floor feels bright and open — 10-foot ceilings, oversized windows, and a layout that flows effortlessly from the front flex space into a generous living and dining area warmed by a gas fireplace. The kitchen is the heart of it all: a large island for gathering, quartz countertops, ceiling-height cabinetry, and a full appliance package ready for everything from weeknight dinners to weekend entertaining. Upstairs, your primary suite is a private escape, complete with a walk-in closet and a spa-inspired ensuite featuring a freestanding soaker tub and a fully tiled glass shower. Two more bedrooms, a 5-piece bathroom, and a dedicated laundry room mean room for the whole family without the daily juggle. Downstairs, the fully finished basement gives you space to spread out — a rec room, bar area, fourth bedroom, and full bath. Looking ahead, the lower level offers the potential to become a 2-bedroom legal suite with its own private entrance (subject to City approval) — a smart mortgage helper or future rental income. Step outside to a double garage, a landscaped yard, and a striking low-maintenance exterior. And the location is hard to beat: parks, schools, shopping, and transit are all close by, with downtown Calgary just minutes away. A rare chance to own a brand-new, thoughtfully designed home in a neighborhood that truly feels like home.