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GRASSROOTS REALTY GROUP

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3130 39 Street SW
Calgary, Alberta

MLS # A2317751



$899,999

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 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:	Stone, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, 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 November 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. This is new construction at its finest—designed with today's lifestyle in mind. 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 perfect for gathering, premium quartz countertops, ceiling-height cabinetry providing ample storage, and a full appliance package ready for everything from weeknight dinners to weekend entertaining. Every detail has been thoughtfully designed for modern living and entertaining. Upstairs, your primary suite is a private escape, complete with a spacious walk-in closet and a spa-inspired ensuite featuring a freestanding soaker tub and a fully tiled glass shower — your personal sanctuary at the end of each day. Two more generously sized bedrooms with excellent natural light, a 5-piece bathroom, and a dedicated laundry room mean room for the whole family without the daily juggle. Comfort and convenience are built into every corner of the upper floor. The fully developed basement impresses with a versatile entertainment room featuring custom millwork, sophisticated finishes, and a wet bar ideal for hosting. Alongside this is a fourth bedroom and a 3-piece bathroom. Perfect for movie nights, entertaining guests, or creating a comfortable space for family and visitors. Whether you're looking to expand your living space, accommodate guests, or generate rental income, this finished lower level delivers exceptional

functionality and appeal. Step outside to a double garage, a professionally landscaped yard, and a striking low-maintenance exterior that requires minimal upkeep. Premium finishes throughout the home showcase quality construction and attention to detail. The location is unbeatable: parks, schools, shopping, and transit are all close by, with downtown Calgary just minutes away. You're truly in the heart of a vibrant, walkable neighbourhood with community spirit. A rare chance to own a brand-new, thoughtfully designed home in a neighborhood that truly feels like home. Don't miss this opportunity.

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