



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 STREET #941, Calgary T3C 1T4**

MLS®#: **A2160179**

Area: **Rosscarrow**

Listing Date: **08/23/24**

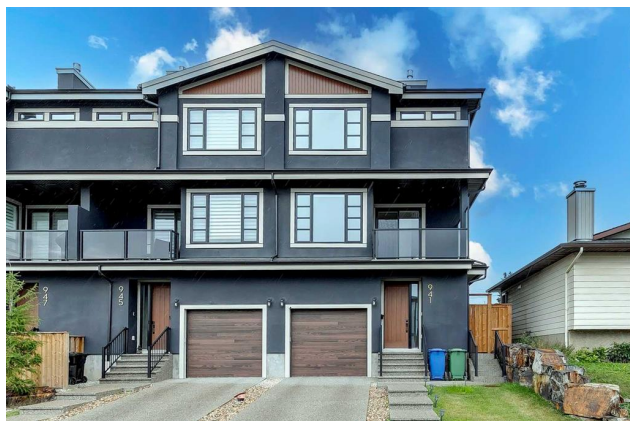
List Price: **\$888,800**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Finished Floor Area  
Abv Sqft: **2,436**  
Low Sqft:  
Ttl Sqft: **2,436**

DOM

**89**  
Layout  
Beds: **2 (2 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,See Remarks**  
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stucco**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>12`10" x 9`9"</b>
<b>Kitchenette</b>	<b>Main</b>	<b>11`7" x 11`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`10" x 9`7"</b>
<b>Balcony</b>	<b>Second</b>	<b>10`4" x 7`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>15`5" x 13`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`10"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>9`0" x 8`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>17`8" x 12`5"</b>
<b>Living Room</b>	<b>Second</b>	<b>17`10" x 13`9"</b>
<b>Laundry</b>	<b>Third</b>	<b>7`10" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`6" x 11`11"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`9" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Third</b>	<b>10`9" x 5`3"</b>

Condo Fee:  
**\$240**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-2**

Legal Desc: **2010124**

Remarks

Pub Rmks: **This spacious and stunning corner unit townhome offers a rare blend of luxury and convenience, setting itself apart from the rest. Boasting over 2,400 square feet of above-grade living space, this home features two large bedrooms, an attached heated garage, and additional driveway parking. Located just five minutes from the downtown core, the property provides easy access to the city while being situated on a corner lot, away from main street traffic. The unique floor plan, a standout in the area, is designed with both style and function in mind. Perfect for those seeking a work-from-home lifestyle, this executive townhome is move-in ready and ideal for a family or at-home business. The MC-2 zoning allows for versatile use of the main level, whether for a personal training studio, spa, or client-friendly office space. Spanning three levels above grade, the townhome seamlessly blends luxury with practicality. Every detail, from the engineered hardwood flooring to the high ceilings and triple-glazed windows, has been meticulously chosen for quality and style. The home also features in-floor hydronic heating throughout the main floor and garage, air conditioning, and custom window coverings. The spacious kitchen, equipped with stainless steel appliances, includes electric stove, granite counters, soft-close cabinetry, touchless faucet, and sill granite sink. Large pantry closet adds to the kitchen's functionality. A beautiful tiled fireplace graces the main floor, creating a warm and inviting atmosphere. The master bedroom, with its raised nine-foot ceilings, adds a touch of elegance. This townhome is perfect for those transitioning to a work-from-home setup, offering proximity to the best trails in the city and a seamless balance between work and life. Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





