



THE
A-TEAM

**RE/MAX
FIRST**

906 39 Street, Calgary T3C 1T9

MLS®#: **A2161910**

Area: **Rosscarrow**

Listing Date: **08/31/24**

List Price: **\$1,025,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,110

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,110

Lot Information

Lot Sz Ar:

6,232 sqft

Lot Shape:

DOM

18

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood,See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,See Remarks,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"	Dining Room	Main	13`5" x 9`7"
Foyer	Main	6`3" x 13`0"	Kitchen	Main	17`10" x 18`1"
Living Room	Main	13`11" x 21`6"	Mud Room	Main	8`4" x 5`4"
5pc Ensuite bath	Upper	8`8" x 15`8"	4pc Bathroom	Upper	9`3" x 4`11"
Bedroom	Upper	10`0" x 15`9"	Bedroom	Upper	9`10" x 12`2"
Bedroom - Primary	Upper	13`5" x 18`2"	Laundry	Upper	9`4" x 5`8"
Bonus Room	Upper	9`4" x 6`1"	4pc Bathroom	Basement	5`10" x 8`10"

Bedroom
Game Room

Basement
Basement

13`10" x 10`0"
12`11" x 23`6"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

10`1" x 12`1"
8`8" x 11`4"

Title:
Fee Simple
Legal Desc:

3681V

Zoning:
M-C1

Remarks

Pub Rmks:

BRAND NEW | LUXURY LEVEL FINISHINGS | LARGER BACKYARD SPACE | 2 BEDROOM LEGAL SUITE | This semi-detached inner-city gem, nestled on a picturesque tree-lined quiet street just minutes from downtown can now be yours at an amazing price. Situated in the heart of the city, this home perfectly balances serene surroundings with the lively energy of downtown living. The **LONGER LOT** provides additional back space. Pricing is affordable as this home comes complete with a **LEGAL 2 BEDROOM BASEMENT SUITE**, offering you a fantastic chance to generate additional income! Crafted with exquisite attention to detail....when you step inside you'll discover a spacious open floor plan, ideal for hosting gatherings. The heart of this home is a chef's dream, featuring a **MASSIVE** quartz island and stunning finishes that will ignite your culinary inspiration including KitchenAid Stainless Steel Appliances. The living room is very spacious with great windows + a feature fireplace to enjoy the cold winter nights in comfort and style. In the summer..slide open the patio doors to reveal your very own **EAST-facing** backyard retreat, perfect for entertaining on those warm nights. Upstairs, you'll find 3 big bedrooms with expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning. And finally a layout that provides an **UPSTAIRS LAUNDRY ROOM** With Sink, cupboards and countertops. The lower level is a self-contained haven, offering a full kitchen, living area, bathroom, and two bedrooms + a second laundry room. And your tenant will likely revel in the convenience of being just moments away from trendy boutiques, cafes, and entertainment options. Ready to embrace the vibrant lifestyle? 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 !

Inclusions:
Property Listed By:

n/a
eXp Realty

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









