



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3118 38 Street, Calgary T3E 3G3**

MLS®#: **A2173279**

Area: **Glenbrook**

Listing Date: **10/16/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **3,013 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,804**  
Low Sqft:  
Ttl Sqft: **1,804**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 4`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`3" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 13`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`8" x 15`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 13`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`5" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`2" x 11`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`7" x 14`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 16`8"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 15`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`2" x 5`8"</b>
<b>Office</b>	<b>Basement</b>	<b>13`7" x 9`7"</b>	<b>Living Room</b>	<b>Basement</b>	<b>14`9" x 16`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6795AC**

Remarks

Pub Rmks: **Experience sophisticated urban living in this modern detached infill. This fully developed 2 storey features 9 feet ceilings and air conditioning to keep you cool throughout the summer heat. The main floor boasts luxury vinyl planking throughout. A spacious open living room with a stunning 2-sided fireplace that also enhances the dining area. The chef's kitchen is both stylish and functional, featuring luxurious granite countertops, a tile backsplash, and high-end stainless steel appliances, including a gas stove and a bar fridge. The kitchen is further enhanced by pure white maple cabinets and offers both a breakfast bar and coffee bar. The upper level presents three generously sized bedrooms, a convenient laundry area, and a beautifully appointed 4-piece bathroom. The primary bedroom is a true sanctuary, complete with a large walk-in closet, a private west-facing balcony, and a 5 piece ensuite. The newer developed basement also have vinyl planking throughout, an office with a barn door, 4 piece ensuite bath and open living room with a built in bar. Your backyard oasis has a low deck, open area and double car garage. Live in Glenbrook, close to schools, shopping and transit. Book your private showing today.**

Inclusions: **AC**  
Property Listed By: **2% Realty**

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



















