

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

MLS®#: **A2173279** Area: **Glenbrook** Listing **10/16/24** List Price: **\$775,000**  
 Status: **Pending** County: **Calgary** Change: **-\$25k, 29-Oct** 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  
**35**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

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

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

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**











