



THE
A-TEAM

**RE/MAX
FIRST**

942 38 Street #1, Calgary T3C 1T3

MLS®#: **A2176185**

Area: **Rosscarrow**

Listing Date: **10/31/24**

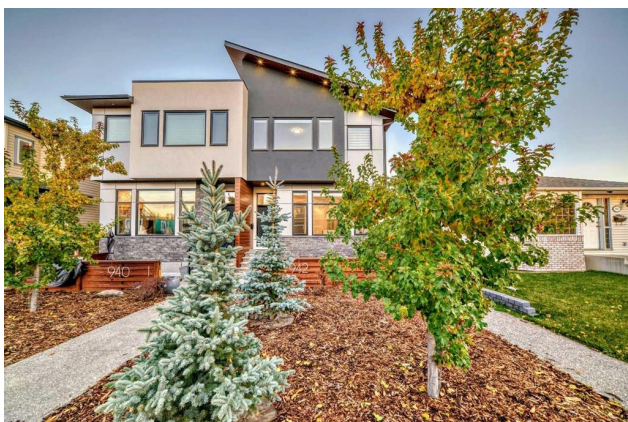
List Price: **\$724,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,440**
Low Sqft:
Ttl Sqft: **1,440**

DOM

33
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **City Lot,Front Yard,Low Maintenance Landscape**
Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Assigned,Concrete Driveway,Garage Door Opener,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Insulated,On Street,Oversized,Owned,Paved,Plug-In,Secured,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Membrane**
Heating: **Central,High Efficiency,In Floor,Electric,ENERGY STAR Qualified Equipment,Fireplace Insert,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Aluminum Siding ,Composite Siding,Concrete,Manufactured Floor Joist,Metal Frame,Metal Siding ,Silent Floor Joists,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Tankless Water Heater,Window Coverings**
Int Feat: **Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Stone Counters,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	14`11" x 5`3"	Living Room	Main	15`1" x 11`11"
Dining Room	Main	10`11" x 14`2"	Kitchen	Main	9`2" x 13`1"

Office	Main	7`3" x 8`10"	5pc Ensuite bath	Second	7`8" x 15`4"
Walk-In Closet	Second	6`11" x 5`5"	Laundry	Second	7`7" x 5`2"
4pc Ensuite bath	Second	8`3" x 4`11"	Walk-In Closet	Second	7`1" x 3`1"
Bedroom - Primary	Second	13`8" x 12`0"	Bedroom - Primary	Second	12`8" x 9`10"
2pc Bathroom	Main	4`10" x 5`4"	Mud Room	Main	5`10" x 4`8"
Storage	Lower	3`10" x 14`1"	4pc Bathroom	Basement	4`11" x 9`2"
Walk-In Closet	Lower	4`10" x 7`9"	Bedroom	Lower	14`0" x 9`8"
Game Room	Lower	13`10" x 16`1"	Other	Lower	5`1" x 4`2"
Furnace/Utility Room	Lower	7`4" x 6`8"			

Legal/Tax/Financial

Condo Fee:
\$253

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

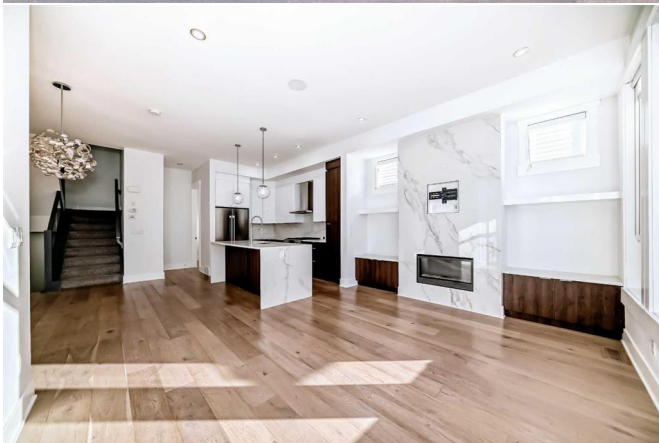
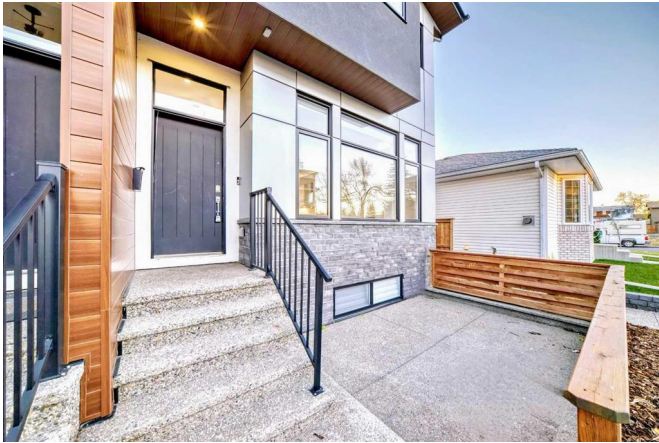
Legal Desc: 2011620

Remarks

Pub Rmks: **Gorgeous Inner city fully finished 2-storey home with 2013 sqft of developed living space with 3 large beds + 3.5 stunning baths + a main floor den. M-C2 zoning makes for a perfect work from home or home based business set up. Upscale urban living at a GREAT price point. This home's many forward-thinking features & stylish floorplans are sure to impress. The contemporary design throughout will leave you breathless. An abundance of natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor and 9-foot ceilings on the upper level and finished basement. You will be immediately struck by a beautifully designed & equipped kitchen, includes European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for your family & guests to gather is perfectly located adjacent to a large dining area. The focal point of the living room is beautiful gas fireplace with one piece marble tile surround. Entertain guests on your private front yard patio w/gas BBQ hookup. The second level of this home offers two large double master bedrooms. Master bedroom #1 offers a stunning spa inspired 5-piece en-suite equipped with a freestanding soaker tub, custom shower, sky light & floating vanity w/ double sinks & PREMIUM quartz countertops + a walk-in closet. Master bedroom #2 is also generous in size and has a full en-suite 4-piece bathroom. and walk-through closet. There is also a laundry room equipped with front load washer/dryer. The fully finished professionally developed basement offers 9' ceilings, a large bedroom, full 4-piece bathroom, wet bar and large rec. room + storage. Mudroom and 1/2 bath lead to oversized single ATTACHED garage access + additional driveway parking. Roughed in electric vehicle charging station in garage. No permits required for street parking. Luxurious features throughout include blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central air conditioning. Exceptional curb appeal with high-end modern exterior & architectural design. Centrally located on the Westside ROSSCARROCK has much to offer its residents and is one of Calgary's most desirable inner-city communities. A few minutes drive to Downtown & steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10-year Progressive New Home Warranty. LOW Condo fee includes admin., Insurance, grounds maintenance & reserve fund. Each owner is responsible to pay their own utilities + for their own snow removal. Low maintenance landscaping - NO grass to cut. Roughed in electric vehicle charging station in garage, also roughed in central vacuum system & water softener. There is a gas BBQ hookup on the front patio. Century 21 Bravo Realty**

Inclusions:
Property Listed By:

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











1-942 38 St SW, Calgary - MAIN

Room	Dimensions
Office	11'0" x 12'0"
Living	13'0" x 13'0"
Dining	10'0" x 10'0"
Kitchen	8'0" x 10'0"
Entry	7'0" x 8'0"

Client: Kathryn Eggle | October 23, 2024 | Job #: 03800

1-942 38 St SW, Calgary - UPPER 1

Room	Dimensions
Bedroom	12'0" x 12'0"
Ensuite 5P	8'0" x 10'0"
W.C.	5'0" x 7'0"
Laundry	7'0" x 7'0"
Ensuite 4P	6'0" x 10'0"
W.C.	5'0" x 7'0"
Primary Bedroom	12'0" x 12'0"
Hall	-

Client: Kathryn Eggle | October 23, 2024 | Job #: 03800

1-942 38 St SW, Calgary - LOWER 1

Room	Dimensions
Mudroom	7'0" x 7'0"
Hall	-
Bath 2P	5'0" x 7'0"

Client: Kathryn Eggle | October 23, 2024 | Job #: 03800

1-942 38 St SW, Calgary - BASEMENT

Room	Dimensions
Storage	14'0" x 10'0"
Wet Bar	10'0" x 10'0"
Rec	13'0" x 13'0"
Bath 4P	10'0" x 10'0"
W.C.	5'0" x 7'0"
Bedroom	12'0" x 12'0"
Mechanical Unfinished	-

Client: Kathryn Eggle | October 23, 2024 | Job #: 03800

