



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**908 39 Street, Calgary T3C 1T9**

MLS®#: **A2178400**

Area: **Rosscarrow**

Listing Date: **11/11/24**

List Price: **\$998,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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

**10**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

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: **Private Yard**

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,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 8`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`0" x 11`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`9" x 15`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 13`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`3" x 13`0"</b>
<b>Office</b>	<b>Main</b>	<b>11`5" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`4" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`9" x 15`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 12`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 15`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`4" x 5`8"</b>
<b>Loft</b>	<b>Upper</b>	<b>10`5" x 8`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 18`4"</b>

Walk-In Closet  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

9`4" x 6`1"  
13`10" x 10`0"  
10`2" x 11`0"  
8`7" x 11`4"

4pc Bathroom  
Bedroom  
Game Room

Upper  
Basement  
Basement

5`10" x 8`10"  
10`2" x 12`2"  
12`11" x 14`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3681V**

Zoning:  
**M-C1**

Remarks

Pub Rmks:

**We're thrilled to introduce the pinnacle of urban sophistication: a dazzling, BRAND NEW semi-detached inner-city gem, nestled on a picturesque tree-lined avenue just minutes from downtown. But wait, there's more! This extra long lot provide extra back space . This home comes complete with LEGAL 2 BEDROOM BASEMENT SUITE, offering you a fantastic chance to generate additional income! Situated in the heart of the city, this residence perfectly balances serene surroundings with the lively energy of downtown living. Crafted with exquisite attention to detail, this luxury abode will showcase a sleek, modern design. Step inside to discover a spacious open floor plan, ideal for hosting gatherings. The heart of the home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your culinary inspiration. Slide open the patio doors to reveal your very own EAST-facing backyard retreat, perfect for entertaining on those warm summer nights. Upstairs, you'll find 3 tranquil bedrooms boasting generous proportions and expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning. The lower level is a self-contained haven, offering a full kitchen, living area, bathroom, and two bedrooms for added privacy. Plus, revel in the convenience of being just moments away from trendy boutiques, cafes, and entertainment options. Ready to embrace the vibrant lifestyle? This masterpiece will be ready for you to call home by this July! And 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:

**Basement ; stove, dishwasher, microwave, refrigerator  
eXp Realty**

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











