



# 942 38 Street Calgary Alberta

\$724,900

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 p...

5pc Bathroom 7.67 Ft x 15.33 Ft  
 Other 6.92 Ft x 5.42 Ft  
 Laundry room 7.58 Ft x 5.17 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft  
 Other 7.08 Ft x 3.08 Ft  
 Primary Bedroom 13.67 Ft x 12.00 Ft

Bedroom 14.00 Ft x 9.67 Ft  
 Recreational, Games room 13.83 Ft x 16.08 Ft  
 Other 5.08 Ft x 4.17 Ft  
 Furnace 7.33 Ft x 6.67 Ft  
 Other 14.92 Ft x 5.25 Ft  
 Living room 15.08 Ft x 11.92 Ft

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Listing Presented By:



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### Mirror

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Primary Bedroom 12.67 Ft x 9.83 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft

Storage 3.83 Ft x 14.08 Ft

Other 4.83 Ft x 7.75 Ft

Dining room 10.92 Ft x 14.17 Ft

Kitchen 9.17 Ft x 13.08 Ft

Office 7.25 Ft x 8.83 Ft