



906 39 Street Calgary Alberta

\$1,039,000

BRAND NEW | LUXURY LEVEL FINISHINGS | LARGER BACKYARD SPACE | 2 BEDROOM LEGAL SUITE | This semi-detached inner-city gem, nestled on a picturesque tree-lined quiet street just minutes from downtown can now be yours at an amazing price. Situated in the heart of the city, this home perfectly balances serene surroundings with the lively energy of downtown living. The LONGER LOT provides additional back space. Pricing is affordable as this home comes complete with a LEGAL 2 BEDROOM BASEMENT SUITE, offering you a fantastic chance to generate additional income! Crafted with exquisite attention to detail....when you step inside you'll discover a spacious open floor plan, ideal for hosting gatherings. The heart of this home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your culinary inspiration including KitchenAid Stainless Steel Appliances. The living room is very spacious with great windows + a feature fireplace to enjoy the cold winter nights in comfort and style. In the summer..slide open the patio doors to reveal your very own EAST-facing backyard retreat, perfect for entertaining on those warm nights. Upstairs, you'll find 3 big bedrooms with expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning. And finally a layout that provides an UPSTAIRS LAUNDRY ROOM With Sink, cupboards and countertops. The lower level is a self-contained haven, offering a full kitchen, living area, bathroom, and two bedrooms + a second laundry room. And your tenant will likely revel in the convenience of being just moments away from trendy boutiques, cafes, and entertainment options. Ready to embrace the vibrant lifestyle? With roughed in three-zone built-in speaker system, security cameras, alarm system, central vacuum. Progressive new home warranty, every detail has been...

- 4pc Bathroom 1.78 M x 2.69 M
- Bedroom 4.22 M x 3.05 M
- Bedroom 3.07 M x 3.68 M
- Recreational, Games room 3.94 M x 7.16 M
- Furnace 2.64 M x 3.45 M
- 2pc Bathroom 1.83 M x 1.52 M

- Living room 4.24 M x 6.55 M
- Other 2.54 M x 1.63 M
- 5pc Bathroom 2.64 M x 4.78 M
- 4pc Bathroom 2.82 M x 1.50 M
- Bedroom 3.05 M x 4.80 M
- Bedroom 3.00 M x 3.71 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty



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Dining room 4.09 M x 2.92 M

Foyer 1.91 M x 3.96 M

Kitchen 5.44 M x 5.51 M

Primary Bedroom 4.09 M x 5.54 M

Laundry room 2.84 M x 1.73 M

Bonus Room 2.84 M x 1.85 M