



906 39 Street Calgary Alberta

\$1,069,900

LUXURY LIVING | EXTRA-DEEP LOT | LEGAL 2-BEDROOM SUITE Tucked away on a picturesque, tree-lined street just minutes from the heart of downtown, this exquisite semi-detached home offers the perfect balance of serene living and vibrant urban energy. Here, refined elegance meets everyday comfort -- with the added bonus of exceptional income potential. Situated on an extra-deep lot, this property boasts a rare and expansive backyard -- a true private sanctuary in the city. Whether you're hosting summer soirees, unwinding by a fire pit, or letting the kids play freely, you'll appreciate the space and privacy. Inside, the open-concept main floor was designed for both grand entertaining and effortless day-to-day living. A spacious front office with oversized windows provides a bright, inspiring environment for remote work, creative projects, or study -- perfectly positioned to keep work-life balance in check. The chef's kitchen is a showpiece, featuring an oversized quartz island, professional-grade KitchenAid appliances, and flawless finishes that inspire culinary creativity. The living room is anchored by a striking feature fireplace, framed by oversized windows that flood the space with natural light. Patio doors seamlessly connect your indoor space to the east-facing backyard, perfect for morning coffee or evening gatherings. Upstairs, the primary retreat is your personal haven -- complete with a walk-in closet and a spa-inspired ensuite that feels like a five-star getaway. Two additional bedrooms are joined by a versatile bonus room, perfect as a media lounge, playroom, or second home office. A stylish main bath and a fully equipped laundry room with sink and storage complete the upper level. The lower level is a fully legal 2-bedroom suite with a private entrance, its own kitchen, laundry, and living space -- ideal for generating rental income, hosting extended family, o...

4pc Bathroom 9.17 Ft x 4.08 Ft

5pc Bathroom 9.00 Ft x 15.58 Ft

Bedroom 9.83 Ft x 15.75 Ft

Bedroom 9.92 Ft x 12.25 Ft

Primary Bedroom 13.42 Ft x 18.17 Ft

Den 10.50 Ft x 8.58 Ft

Bedroom 13.83 Ft x 9.92 Ft

Kitchen 10.25 Ft x 8.92 Ft

Bedroom 10.25 Ft x 12.17 Ft

Living room 13.00 Ft x 14.42 Ft

Furnace 8.42 Ft x 11.33 Ft

2pc Bathroom 6.00 Ft x 5.42 Ft

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Listing Presented By:



Originally Listed by:
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Laundry room 9.25 Ft x 5.67 Ft
Other 9.33 Ft x 6.17 Ft
4pc Bathroom 5.75 Ft x 8.83 Ft
Living room 13.00 Ft x 14.42 Ft

Kitchen 15.75 Ft x 15.75 Ft
Dining room 13.58 Ft x 8.83 Ft
Foyer 8.33 Ft x 6.25 Ft