



## 906908 39 Street Calgary Alberta

\$2,099,800

BRAND NEW DUPLEX WITH LEGAL BASEMENT SUITES | PROGRESSIVE NEW HOME WARRANTY | HIGH-END DESIGN | FULLY FINISHED | LANDSCAPED | 2 DOUBLE DETACHED GARAGES WITH 200 AMP FOR ELECTRIC VEHICLE | INCREDIBLE LOCATION WALK TO THE C-TRAIN, SCHOOLS, SHOPS & MORE! Savvy investors, this modern and sophisticated brand new duplex with LEGAL BASEMENT SUITES has 4 rental opportunities in one making your job as a landlord that much easier! Phenomenally located within walking distance to schools, parks, Westbrook Mall and the LRT Station plus just a quick and easy commute downtown. Then come home to a quiet sanctuary on a picturesque treelined street. Custom built with a designer style and a high-end sophistication creating a truly impressive atmosphere. The main and upper levels have been expertly crafted with both style and function in mind. French doors open to reveal a den for a tucked away work or study space with oversized windows streaming in natural light. Culinary adventures are inspired in the stunning chef's kitchen featuring quartz countertops, full-height cabinets, timeless subway tile, a massive breakfast bar island and an adjacent serving bar making hosting a breeze. Centring the open concept space is the dining room with designer lighting and clear sightlines for unobstructed conversations. Sit back and relax in front of the focal fireplace in the living room while built-ins display your treasures and a large picture window showcases backyard views. Built-ins in the mud room conveniently hide away jackets and shoes then leads to the stylish powder room for a quick clean up upon entry. A lofted bonus room on the upper level provides tons of versatile space for gathering, unwinding or playing. At the end of the day retreat to the primary oasis and feel spoiled daily thanks to the grand tray ceiling, oversized window, custom walk-in closet and lavish ensuite boasting dual...

Listing Presented By:



Originally Listed by:  
eXp Realty



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