



940 38th Street Calgary Alberta

\$724,900

Gorgeous inner city fully finished 3-storey DREAM HOME with 2125 sqft of developed living space, VIEWS of DOWNTOWN Calgary & community, 3 large beds + 3.5 stunning baths + 3rd floor flex room. Unit is located on the back Northside of the building. M-C2 zoning perfect for a work from home or home-based business set up. Upscale urban living at an exceptional price point. Check out 3D TOUR. Impressive forward-thinking features, modern and contemporary design & stylish floorplans. 3 large decks offer either DOWNTOWN Calgary or community VIEWS. Natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor + 9-foot ceilings. Beautifully designed & equipped kitchen, includes a European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for guests to gather is perfectly located adjacent to the large living & dining rooms. The focal point of the living room is a simply stunning gas fireplace with a one piece marble tile surround. A wall of windows leads to a giant deck complete w/gas BBQ hookup. DOUBLE master bedrooms. The 1st master bedroom on the 2nd floor features a large walk-in closet, luxurious spa inspired ensuite, a jetted tub, shower, floating double sink vanity & quartz countertops. Bedroom #2 is a generous size, a full luxury bathroom + a handy 2nd floor laundry room equipped with a front-load washer & dryer, quartz countertops, cabinets & a sink. The 3rd floor offers a 2nd master bedroom featuring DOWNTOWN VIEWS from the deck, walk-in closet, a luxurious spa inspired ensuite, freestanding soaker tub, unforgettable custom shower, a floating vanity with double sinks & quartz countertops + a flex room, equipped with a wet bar and private deck with beautiful community views. Luxurious features throughout include a blind package, enginee...

5pc Bathroom 14.42 Ft x 5.42 Ft
Primary Bedroom 10.92 Ft x 14.25 Ft
4pc Bathroom 11.17 Ft x 4.83 Ft
Laundry room 7.33 Ft x 5.50 Ft
Bedroom 10.92 Ft x 10.33 Ft
Other 3.67 Ft x 12.92 Ft

Other 10.42 Ft x 4.75 Ft
Other 5.83 Ft x 8.00 Ft
Furnace 13.25 Ft x 4.75 Ft
Other 7.67 Ft x 20.50 Ft
Kitchen 15.92 Ft x 9.25 Ft
2pc Bathroom 6.08 Ft x 4.83 Ft
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Listing Presented By:



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<https://kathryn-bogala.c21.ca/>



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Primary Bedroom 12.92 Ft x 12.83 Ft

5pc Bathroom 18.75 Ft x 6.75 Ft

Bonus Room 12.00 Ft x 10.67 Ft

Living room 12.50 Ft x 19.92 Ft

Dining room 10.17 Ft x 10.67 Ft

Other 4.58 Ft x 5.17 Ft