

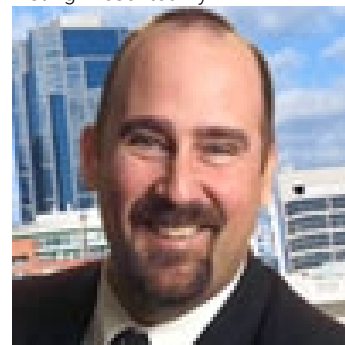


1133 39 Street Calgary Alberta

\$824,500

Welcome to this impeccably maintained, original-owner semi-detached home located in the heart of Rosscarrock, SW Calgary. Offering exceptional craftsmanship, modern comfort, and 2,592 sq. ft. of fully finished living space, this two-storey property is turn-key ready. **MAIN LEVEL:** Step inside to seamless hardwood flooring, elegant crown molding, and a bright formal living room. The open-concept main layout transitions into a chef-inspired kitchen featuring granite countertops, a central island with a breakfast bar, a pantry, and stainless-steel appliances. Adjacent to the dining space, the cozy great room centers around a stunning stone-faced gas fireplace. **UPPER LEVEL:** The upper level boasts three spacious bedrooms, including a primary suite featuring a 4-piece ensuite with a cozy fireplace, soaker tub, dual vanity, and private water closet. A convenient top-floor laundry room and an additional full bathroom complete this level. **BASEMENT & OUTDOOR SPACE:** The fully finished basement expands your living area with a large recreation room, a 4th bedroom, and a full 4-piece bathroom. Outside, relax on your private west facing deck overlooking a generous 3,111 sq. ft. lot. **LOCATION & UPGRADES:** Enjoy peace of mind with a newly replaced roof and garage door on the double detached garage. Unbeatable location—walk to the LRT station and public library, with swift access to downtown Calgary, nearby top-rated schools, the Arts Academy, large playgrounds and athletic fields. (id:6769)

Listing Presented By:



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Primary Bedroom 11.00 Ft x 16.17 Ft

Bedroom 9.50 Ft x 10.75 Ft

Bedroom 10.33 Ft x 10.75 Ft

Laundry room 6.42 Ft x 5.33 Ft

5pc Bathroom 9.50 Ft x 18.17 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Recreational, Games room 19.17 Ft x 16.33 Ft

Bedroom 19.08 Ft x 12.00 Ft

Furnace 5.42 Ft x 6.92 Ft

4pc Bathroom 6.17 Ft x 8.00 Ft

Living room 11.08 Ft x 12.00 Ft

Kitchen 16.50 Ft x 17.58 Ft

Family room 12.67 Ft x 14.17 Ft

Dining room 7.50 Ft x 14.17 Ft

Foyer 8.50 Ft x 6.83 Ft

2pc Bathroom 6.75 Ft x 4.92 Ft