



## 908 39 Street Calgary Alberta

\$998,000

We're thrilled to introduce the pinnacle of urban sophistication: a dazzling, BRAND NEW semi-detached inner-city gem, nestled on a picturesque tree-lined avenue just minutes from downtown. But wait, there's more! This extra long lot provide extra back space. This home comes complete with LEGAL 2 BEDROOM BASEMENT SUITE, offering you a fantastic chance to generate additional income! Situated in the heart of the city, this residence perfectly balances serene surroundings with the lively energy of downtown living. Crafted with exquisite attention to detail, this luxury abode will showcase a sleek, modern design. Step inside to discover a spacious open floor plan, ideal for hosting gatherings. The heart of the home is a chef's dream, featuring a MASSIVE quartz island and stunning finishes that will ignite your culinary inspiration. Slide open the patio doors to reveal your very own EAST-facing backyard retreat, perfect for entertaining on those warm summer nights. Upstairs, you'll find 3 tranquil bedrooms boasting generous proportions and expansive windows that welcome the outdoors in. The primary suite, complete with a spacious walk-in closet, is simply stunning. The lower level is a self-contained haven, offering a full kitchen, living area, bathroom, and two bedrooms for added privacy. Plus, revel in the convenience of being just moments away from trendy boutiques, cafes, and entertainment options. Ready to embrace the vibrant lifestyle? This masterpiece will be ready for you to call home by this July! And with roughed in three-zone built-in speaker system, security cameras, alarm system, central vacuum. Progressive new home warranty, every detail has been carefully considered to ensure your utmost comfort and peace of mind. Electric 200 amp panel sufficient for electrical car charger. Experience the refined elegance and superior craftsmanship that will transform this h...

Bedroom 4.22 M x 3.05 M

Bedroom 3.10 M x 3.71 M

Kitchen 3.10 M x 3.35 M

Recreational, Games room 3.94 M x 4.40 M

Furnace 2.62 M x 3.45 M

2pc Bathroom 1.80 M x 1.50 M

Other 1.91 M x 3.96 M

Office 3.48 M x 2.92 M

4pc Bathroom 2.84 M x 1.50 M

5pc Bathroom 2.67 M x 4.78 M

Bedroom 2.97 M x 3.73 M

Bedroom 3.02 M x 4.80 M

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Dining room 4.14 M x 2.64 M

Foyer 3.05 M x 3.63 M

Kitchen 4.80 M x 4.80 M

Living room 3.99 M x 3.96 M

Laundry room 2.84 M x 1.73 M

Loft 3.18 M x 2.69 M

Primary Bedroom 4.12 M x 5.59 M