



940 38th Street Calgary Alberta

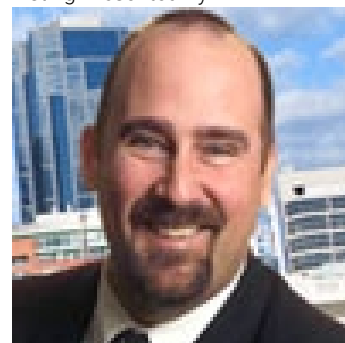
\$709,900

This upscale 3-storey dream home is centrally located on the Westside of Calgary in the inner-city community of Rosscarrock. The unit is located on the back Northside of the building, offering 2125 sqft of developed living space with both views of the community as well as downtown Calgary. It's M-C2 zoning make it uniquely suited for home-based businesses or a work from home lifestyle. Main floor features a spacious open concept layout with 10-foot ceilings, large windows draw in natural light and stunning engineered oak hardwood floors. Gourmet kitchen is equipped with a European Blomberg appliance package, premium quartz countertops/backsplash, and a large island with a double waterfall feature. The living area is centered around a gas fireplace with marble tile surround, leading to a large deck with a gas BBQ hookup. Luxurious finishes throughout include heated tile floors & sound-enabled backlit LED mirrors in bathrooms, solid 8' doors and a built in Bluetooth speaker system. Second and third levels offer double primary suites and a third-floor flex room with its own wet bar and a private deck overlooking the community. The second-floor primary suite offers a large walk-in closet and spa-inspired ensuite (jetted tub, shower, double vanities). A second large bedroom and laundry room can also be found on this level. The third-floor primary suite features a private deck with downtown views and a gorgeous ensuite. Building is professionally managed, reasonable condo fees - move in and enjoy a maintenance-free lifestyle. Single attached garage is roughed in with an Electric Vehicle charging station + another parking spot on your driveway. No permits are required for additional street parking. High efficiency furnace, tankless hot water system, central A/C + humidifier. Impressive curb appeal with high-end modern exterior finishes & architectural design. This incred...

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
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

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
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

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca