

**Unit #2, 940 38th Street SW  
Calgary, Alberta**

**MLS # A2225926**



**\$724,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	2,011 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Assigned, Conc		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Landscaped, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Central, High Efficiency, In Floor, Exhaust Fan, Fireplace Insert, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	Separate/Exterior Entry, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Concrete, Manufactured Floor Joist, Metal Frame, Metal Siding , Silent Floor Joists, Stone, Stucco, Wood Fram	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Roughed in electric vehicle charging station in the garage, also roughed in central vacuum system & water softener. These is a gas BBQ hookup on the main floor deck.		

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. M-C2 zoning makes for a 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, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central A/C. Roughed in for a central vacuum system & water softener. Lower level offers a mudroom, access to a single attached garage + storage/ mechanical room. Additional driveway parking. Roughed in electric vehicle charging station in the garage. No permits required for additional street parking. Exceptional curb appeal with high-end modern exterior finishes & architectural design. Rosscarrock is a centrally located inner-city community on the Westside. A few minutes drive to Downtown, steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10 year Progressive New Home Warranty. Professionally managed. LOW condo fee. Each owner pays for their own utilities. NO grass to cut