

**3130 39 Street SW
Calgary, Alberta****MLS # A2240265****\$975,000**

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,724 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

This brand-new semi-detached home in desirable Glenbrook is 5–6 months from completion. Located on a premium lot, this home offers an exciting opportunity to collaborate with the builder and design team to customize your finishes. The fully finished basement includes optional suite potential (subject to city approval), offering added flexibility and future value. A rare chance to own a modern, high-quality inner-city home in one of Calgary’s most vibrant and established communities.