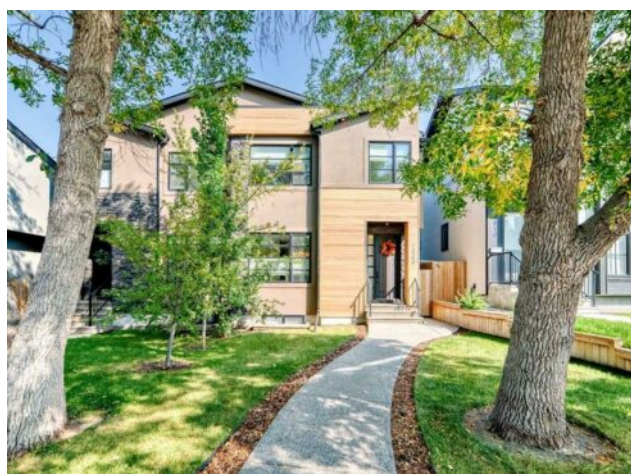


2808 39 Street SW
Calgary, Alberta

MLS # A2255093



\$930,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,919 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	Shuffleboard, Mudroom Bench		

AMAZING LOCATION in sought after GLENBROOK! This beautifully finished 1,919 ft², 4-bedroom home welcomes you with an inviting entrance that sets the tone for the thoughtful details throughout. The front dining room features up/down blinds for comfort and privacy, enhanced by wainscoting that adds a touch of character. The kitchen is thoughtfully appointed with quartz countertops, two-toned cabinets, double built-in ovens, upgraded appliances, a garburator, and a 5-burner gas stove. The east-facing living room is warm and inviting with a gas fireplace framed by custom bookshelves and built-in cabinetry. At the rear, a well-planned mudroom with storage and a bench keeps everyday family life organized. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a custom walk-in closet, blackout/sheer blinds, and a spa-inspired 6-piece ensuite with heated floors, a jetted tub, and a stand-alone shower with a rain head. A sizeable laundry room with cabinets, sink, and folding counter adds both convenience and function. The fully developed basement is designed for entertaining and relaxation with a large family room, wet bar, shuffleboard table, an additional bedroom, and a 4-piece bathroom with in-floor heating. Additional highlights include central air conditioning, aggregate sidewalks, a mature lawn and trees, and a double garage outfitted with slat walls for organization. This inner-city gem is only minutes from downtown, with parks, schools, and convenient transit nearby.