\$899,900 - 2808 39 Street Sw, Calgary

MLS® #A2255093

\$899,900

4 Bedroom, 4.00 Bathroom, 1,919 sqft Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

AMAZING LOCATION in sought after GLENBROOKÂ! This beautifully finished 1,919 ftÂ2, 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'II 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,







Built in 2015

Essential Information

Listing # A2255093 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Square Footage 1,919
Acres 0.07
Year Built 2015

Type Single Family

Sub-Type Freehold

Community Information

Address 2808 39 Street Sw

Subdivision Glenbrook
City Calgary
Province Alberta
Postal Code T3E3G7

Amenities

Amenities Park, Playground, Schools Features Back lane, Wet bar, Level

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Cooktop - Gas, Dishwasher, Garburator, Oven - Built-In,

Window Coverings, Garage door opener

Heating Forced air, In Floor Heating

Cooling Central air conditioning

Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Stucco, Wood siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.





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