\$716,000 - Unit 2, 940 38th Street Sw, Calgary

MLS® #A2233804

\$716,000

3 Bedroom, 4.00 Bathroom, 2,011 sqft Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Gorgeous inner city fully finished 3-storey DREAM HOME with 2125 saft of developed living space, VIEWS of DOWNTOWN Calgary & community, 3 large beds + 3.5 stunning baths + 3rd floor flex room. Unit is located on the back Northside of the building. M-C2 zoning 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. Centrally located inner-city community on the Westside. Minutes drive to Downtown, steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike & transit routes. Balance of 10 year Progressive New Home Warranty. Professionally managed. LOW condo fee. Owner pay their own utilities. NO grass to cut

Built in 2021

Essential Information

MLS® # A2233804

Price \$716,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,011
Acres 0.00

Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address Unit 2, 940 38th Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1T3

Amenities

Amenities None Parking Spaces 2

Parking Driveway, 220 Volt Wiring, Additional Parking, Aggregate, Alley Access,

Assigned, Concrete Driveway, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Rear, Guest, Insulated, Off Street, On Street, Owned, Paved, Plug-In, Parking Pad, Private Electric Vehicle Charging Station(s), Secured, Single Garage Attached,

Stall

of Garages 1

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Bar,

Bookcases, Built-in Features, Chandelier, Closet Organizers, Stone Counters, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Data,

Wired for Sound, Walk-In Closet(s)

Appliances Microwave, Central Air Conditioner, Convection Oven, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY

STAR Qualified Washer, Garage Control(s), Gas Range, Range Hood,

Tankless Water Heater, Window Coverings

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Central, Exhaust Fan,

Fireplace Insert, High Efficiency, Hot Water

Cooling Central Air, Sep. HVAC Units

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Insert, Marble

of Stories 3
Has Basement Yes

Basement Finished, Exterior Entry, Partial

Exterior

Exterior Features None

Lot Description Landscaped, City Lot, Low Maintenance Landscape, Paved

Roof Asphalt, Membrane

Construction Concrete, Stone, Wood Frame, Aluminum Siding, Composite Siding,

Manufactured Floor Joist, Metal Frame, Metal Siding, Silent Floor Joists,

Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 120 Zoning M-C2

Listing Details

Listing Office Century 21 Bravo Realty

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