



7415 39 Avenue NW
Calgary, Alberta

MLS # A2278462



\$2,450,000

Division: Bowness

Type: Multi-Family/Row/Townhouse

Style: 2 Storey

Size: 4,638 sq.ft. **Age:** 2026 (0 yrs old)

Beds: - **Baths:** -

Garage: Garage Door Opener, Single Garage Detached

Lot Size: -

Lot Feat: -

Heating: Central, Natural Gas

Bldg Name: -

Floors: Vinyl

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Wood Frame

Zoning: RCG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: NONE

Brand new, 2026 constructed 6-plex featuring 4 bedrooms and 3 full bathrooms. The main floor boasts a bedroom with a full standing shower, a modern kitchen equipped with high-end stainless steel appliances, and gas stoves. The kitchen also includes a built-in pantry for added convenience. Upstairs, you will find 3 generously sized bedrooms and 2 full bathrooms, along with front-load washers and dryers for efficient laundry care. LEVEL 7 VINYL FLOORING THRU OUT ALL 6 UNITS Each basement unit is designed with 2 spacious bedrooms with oversize windows, a living room, kitchen/dining area, and separate laundry facilities. The back units offer 2 bedrooms and a den. The building is equipped with 6 gas meters, 6 electric meters, 3 bike storage areas, 3 storage units, and 3 single garages. Located conveniently close to all amenities, this property provides modern living with unmatched functionality.