



GRASSROOTS
REALTY GROUP

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2810 38 Street SW
Calgary, Alberta

MLS # A2300128



\$999,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2 x Washer, 2x Dryer, Hood Fan,

** Open House, May 2nd 11:00AM-1:00PM & May 3rd 12:00PM-2:00PM. ** Welcome to this beautifully designed semi-attached home offering over 2,800 sq ft of professionally finished living space, thoughtfully crafted with elevated finishes and functional design throughout. Featuring 5 bedrooms and 3.5 bathrooms, including a fully legal 2-bedroom basement suite with separate entrance, this property offers exceptional flexibility for extended family or income potential. The main level showcases wide plank engineered oak flooring, extensive custom cabinetry, elegant wall paneling, and custom LED accent lighting that creates a refined yet inviting atmosphere. Large west-facing windows flood the home with natural light, enhancing the open and airy layout. The family room, seamlessly connected to the kitchen, is anchored by a stunning tile-covered gas fireplace. A dedicated main floor office with custom built-ins provides an ideal work-from-home space. At the rear entry, you'll find a spacious mudroom complete with additional custom cabinetry and built-ins for practical organization. Upstairs features three generously sized bedrooms, including a luxurious primary retreat. The spa-inspired ensuite offers heated floors and an oversized steam shower for ultimate comfort. A versatile loft area adds valuable additional living space and perfect as a media room, study area, or lounge. Convenient upper-floor laundry and a full-bathroom completes the level. Built with comfort and efficiency in mind, the home includes triple pane windows for enhanced energy performance and year-round comfort. The basement level contains a fully contained legal 2-bedroom suite with a full bathroom, kitchen and own laundry room. This is a rare opportunity to own a meticulously finished property that blends sophisticated design, functionality, and income potential in one exceptional

package.** The property next door, 2812 is also available.**