



GRASSROOTS
REALTY GROUP

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3122 39 Street SW
Calgary, Alberta

MLS # A2315410



\$1,249,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 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:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement: Dishwasher, Refrigerator, Stove, Microwave, Washer, Dryer

BRAND-NEW DETACHED INFILL WITH A LEGAL 2-BED BASEMENT SUITE IN GLENBROOK. Offering nearly 2,000 sq. ft. above grade plus a fully developed legal basement suite, this beautifully designed home combines modern architecture, functional family living, and exceptional income potential. Featuring 5 bedrooms, 3.5 bathrooms, and a double detached garage, this property is ideal for families, professionals, or investors seeking a premium inner-city location. The striking exterior showcases white brick and black-and-white board-and-batten siding, while the bright open-concept main floor features 10-ft ceilings, engineered hardwood flooring, oversized windows, and a spacious dining area throughout. The chef-inspired kitchen is anchored by a massive quartz waterfall island and includes premium stainless-steel appliances, a gas stove and built-in wall oven, a custom hood fan, a coffee bar, and a large walk-in pantry. The rear living room is centred around a sleek fireplace with custom built-ins, while a functional mudroom and elegant powder room complete the main level. Step outside to the fully fenced east-facing backyard with a large deck and access to the double detached garage. Upstairs, skylights illuminate the stairwell leading to 3 spacious bedrooms with 9-ft ceilings and 8-ft doors throughout. The primary retreat offers oversized windows, a custom walk-in closet with built-ins and a makeup vanity, and a spa-inspired 5-piece ensuite featuring heated tile floors, a freestanding soaker tub, dual sinks, a private water closet, and a fully tiled glass shower. Two additional bedrooms share a beautifully finished Jack-and-Jill bathroom with dual sinks and a tiled walk-in shower. A dedicated laundry room and built-in study nook add everyday convenience. The legal 2-bedroom basement suite offers over 700 sq. ft. of additional living space with a private entrance,

9-ft ceilings, luxury vinyl plank flooring, a full kitchen with stainless steel appliances, a separate laundry, and excellent income potential. Located in Glenbrook, this home places you in one of Calgary's most established and family-friendly communities. Residents enjoy walking access to excellent schools, including Glendale School and A.E. Cross Junior High. Parks, playgrounds, and green spaces are woven throughout the neighbourhood, while nearby Optimist Athletic Park and Glenbrook Community Association offer year-round recreation. Everyday conveniences are just minutes away with Westhills and Signal Hill shopping centres close by, along with local cafes, grocery stores, and essential services. This home also offers quick access to major roadways, transit routes, and a short commute to downtown. *Interior photos are sample images taken from past projects. Actual finishes may vary. **RMS measurements have been derived from the builder's plans and may change upon completion.