



**GRASSROOTS**  
REALTY GROUP

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3130 39 Street SW  
Calgary, Alberta

MLS # A2317751



**\$939,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

Welcome to your brand-new home in Glenbrook. Nearing completion with possession in July 2026, this beautifully crafted semi-detached infill offers 2,419 sq. ft. of finished living space in one of Calgary's most established and family-friendly inner-city communities. From the moment you walk in, the main floor feels bright and open &mdash; 10-foot ceilings, oversized windows, and a layout that flows effortlessly from the front flex space into a generous living and dining area warmed by a gas fireplace. The kitchen is the heart of it all: a large island for gathering, quartz countertops, ceiling-height cabinetry, and a full appliance package ready for everything from weeknight dinners to weekend entertaining. Upstairs, your primary suite is a private escape, complete with a walk-in closet and a spa-inspired ensuite featuring a freestanding soaker tub and a fully tiled glass shower. Two more bedrooms, a 5-piece bathroom, and a dedicated laundry room mean room for the whole family without the daily juggle. Downstairs, the fully finished basement gives you space to spread out &mdash; a rec room, bar area, fourth bedroom, and full bath. Looking ahead, the lower level offers the potential to become a 2-bedroom legal suite with its own private entrance (subject to City approval) &mdash; a smart mortgage helper or future rental income. Step outside to a double garage, a landscaped yard, and a striking low-maintenance exterior. And the location is hard to beat: parks, schools, shopping, and transit are all close by, with downtown Calgary just minutes away. A rare chance to own a brand-new, thoughtfully designed home in a neighborhood that truly feels like home.