



GRASSROOTS
REALTY GROUP

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1027 39 Avenue NW
Calgary, Alberta

MLS # A2345056



\$1,689,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,015 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shape		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Floors: Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Other, See Remarks

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Track Lighting, Wet Bar

Inclusions: N/A

OPEN HOUSE- Saturday ,Sunday -Sep 26,27th from 2-4 pm. Exceptional design, impressive scale, and refined comfort define this custom-built luxury BUNGALOW in Calgary's established Cambrian Heights community. Just one year old, this four-bedroom residence offers nearly 4,000 sq. ft. of beautifully finished living space, blending striking architectural details with thoughtful features for everyday living. Soaring 12'14 ft. ceilings create an impressive sense of openness, while hardwood floors and a floor-to-ceiling granite fireplace bring warmth and character to the main living area. Designed for both entertaining and daily enjoyment, the chef's kitchen features an expansive quartz waterfall island, premium appliances, and a butler's pantry with a second refrigerator and microwave. The primary suite offers a private retreat, complete with a custom walk-in closet and a spa-inspired ensuite featuring heated porcelain tile floors, a steam shower, a freestanding soaker tub, and a smart toilet. The fully finished lower level extends the home's inviting atmosphere with in-floor heating, two additional bedrooms, a theatre/media room, a wet bar, a dedicated computer area, and flexible space for a home gym or hobbies. Whether hosting guests, enjoying a movie night, or working from home, there is room to make every day your own. Outside, the generous landscaped lot offers a spacious deck, patio lighting, and an outdoor gas fireplace—an inviting setting for relaxed evenings and memorable gatherings. An oversized, insulated and drywalled double garage completes the property. Ideally located near Confederation Park, with convenient access to Nose Hill Park, schools, shopping, cafes, the University of Calgary, and SAIT, this exceptional home combines the comfort of an established northwest

neighbourhood with easy access to downtown. A distinctive opportunity to enjoy nearly new bungalow living without compromising on space, style, or location.