



GRASSROOTS
REALTY GROUP

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1410 38 Street SW
Calgary, Alberta

MLS # A2346362



\$949,900

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2nd Fridge, Attached Cabinets in Office, Garage Opener, Garage Remote(s)

Welcome to this exceptional inner-city home, situated on an oversized 37' x 122' lot and offering an impressive combination of space, thoughtful upgrades and an outstanding walkable location. The main floor showcases a beautifully renovated white kitchen featuring ceiling-height custom cabinetry, loads of drawers, quartz countertops, updated backsplash and lighting, additional storage beneath the breakfast bar and a convenient pull-out coffee station. A stylish BUTLER'S PANTRY with matching cabinetry, generous storage and pocket doors connects the kitchen to the sunny west-facing dining room—an ideal space for entertaining. At the front of the home, a private office with French doors overlooks the open field, playground and nearby school, creating an inviting work-from-home setting. The open-concept living room features large windows, a cozy gas fireplace and direct access to an expansive rear deck spanning the width of the home. Upstairs, the spacious primary retreat offers a walk-in closet and impressive 5-piece ensuite. Two additional generously sized bedrooms, a 4-piece bathroom and conveniently located laundry with custom cabinetry complete the upper level. The FULLY FINISHED BASEMENT provides excellent additional living space with a fourth bedroom, 3-piece bathroom and expansive recreation room—ideal for a media area, home gym, playroom or additional family space. A standout feature of this property is the oversized lot, providing significantly more outdoor space than a typical inner-city infill. The large backyard is complemented by a DOUBLE DETACHED GARAGE that has been insulated, drywalled and painted. Notable improvements include the custom kitchen, garage finishing and upper laundry cabinetry (2022), roof and eaves (2021), furnace and AIR CONDITIONING (2018), and additional attic

insulation (2017). Enjoy the convenience of inner-city living with grocery stores, shopping, LRT, schools, parks, coffee shops and restaurants all within walking distance. An exceptional opportunity offering a beautifully upgraded home, generous lot and highly convenient location.