



GRASSROOTS
REALTY GROUP

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1133 39 Street SW
Calgary, Alberta

MLS # A2348434



\$824,500

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), 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:	Breakfast Bar, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry		

Inclusions: None

Welcome to this impeccably maintained, original-owner semi-detached home located in the heart of Rosscarrock, SW Calgary. Offering exceptional craftsmanship, modern comfort, and 2,592 sq. ft. of fully finished living space, this two-storey property is turn-key ready. MAIN LEVEL: Step inside to seamless hardwood flooring, elegant crown molding, and a bright formal living room. The open-concept main layout transitions into a chef-inspired kitchen featuring granite countertops, a central island with a breakfast bar, a pantry, and stainless-steel appliances. Adjacent to the dining space, the cozy great room centers around a stunning stone-faced gas fireplace. UPPER LEVEL: The upper level boasts three spacious bedrooms, including a primary suite featuring a 4-piece ensuite with a cozy fireplace, soaker tub, dual vanity, and private water closet. A convenient top-floor laundry room and an additional full bathroom complete this level. BASEMENT & OUTDOOR SPACE: The fully finished basement expands your living area with a large recreation room, a 4th bedroom, and a full 4-piece bathroom. Outside, relax on your private west facing deck overlooking a generous 3,111 sq. ft. lot. LOCATION & UPGRADES: Enjoy peace of mind with a newly replaced roof and garage door on the double detached garage. Unbeatable location—walk to the LRT station and public library, with swift access to downtown Calgary, nearby top-rated schools, the Arts Academy, large playgrounds and athletic fields.