\$714,000 - Unit 2, 940 38th Street Sw, Calgary

MLS® #A2233804

\$714,000

3 Bedroom, 4.00 Bathroom, 2,011 sqft Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Gorgeous inner city fully finished 3-storey DREAM HOME with 2125 saft of developed living space, VIEWS of DOWNTOWN Calgary & community, 3 large beds + 3.5 stunning baths + 3rd floor flex room. Unit is located on the back Northside of the building. M-C2 zoning perfect for a work from home or home-based business set up. Upscale urban living at an exceptional price point. Check out 3D TOUR. Impressive forward-thinking features, modern and contemporary design & stylish floorplans. 3 large decks offer either DOWNTOWN Calgary or community VIEWS. Natural light flows through this exceptionally spacious floor plan with large windows + 10-foot ceilings on main floor + 9-foot ceilings. Beautifully designed & equipped kitchen, includes a European Blomberg appliance package, PREMIUM quartz counter-tops & backsplash, giant island w/stunning double waterfall quartz feature for guests to gather is perfectly located adjacent to the large living & dining rooms. The focal point of the living room is a simply stunning gas fireplace with a one piece marble tile surround. A wall of windows leads to a giant deck complete w/gas BBQ hookup. DOUBLE master bedrooms. The 1st master bedroom on the 2nd floor features a large walk-in closet, luxurious spa inspired ensuite, a jetted tub, shower, floating double sink vanity & quartz countertops. Bedroom #2 is a generous size, a full luxury bathroom + a handy 2nd floor laundry room equipped with a front-load washer & dryer, quartz countertops,







cabinets & a sink. The 3rd floor offers a 2nd master bedroom featuring DOWNTOWN VIEWS from the deck, walk-in closet, a luxurious spa inspired ensuite, freestanding soaker tub, unforgettable custom shower, a floating vanity with double sinks & quartz countertops + a flex room, equipped with a wet bar and private deck with beautiful community views. Luxurious features throughout include a blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central A/C. Roughed in for a central vacuum system & water softener. Lower level offers a mudroom, access to a single attached garage + storage/ mechanical room. Additional driveway parking. Roughed in electric vehicle charging station in the garage. No permits required for additional street parking. Exceptional curb appeal with high-end modern exterior finishes & architectural design. Centrally located inner-city community on the Westside. Minutes drive to Downtown, steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike & transit routes. Balance of 10 year Progressive New Home Warranty. Professionally managed. LOW condo fee. Owner pay their own utilities. NO grass to cut

Built in 2021

Essential Information

MLS® # A2233804

Price \$714,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,011 Acres 0.00

Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address Unit 2, 940 38th Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1T3

Amenities

Amenities None Parking Spaces 2

Parking Alley Access, Driveway, Garage Door Opener, Off Street, Parking Pad,

220 Volt Wiring, Additional Parking, Aggregate, Assigned, Concrete Driveway, In Garage Electric Vehicle Charging Station(s), Garage Faces Rear, Guest, Insulated, On Street, Owned, Paved, Plug-In, Private Electric Vehicle Charging Station(s), Secured, Single Garage Attached,

Stall

of Garages 1

Interior

Interior Features Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity,

High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Bookcases, Stone Counters, See Remarks, Skylight(s), Sump Pump(s), Tankless Hot Water, Wired

for Data, Wired for Sound

Appliances ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range,

Microwave, Range Hood, Window Coverings, Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dryer, ENERGY STAR

Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY

STAR Qualified Washer, Tankless Water Heater

Heating Fireplace(s), Forced Air, Natural Gas, Central, Exhaust Fan, Fireplace

Insert, High Efficiency, Hot Water, In Floor

Cooling Central Air, Sep. HVAC Units

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Insert, Living Room, Marble

of Stories 3
Has Basement Yes
Basement Partial

Exterior

Exterior Features None

Lot Description Landscaped, City Lot, Low Maintenance Landscape, Paved

Roof Asphalt, Membrane

Construction Concrete, Stone, Stucco, Wood Frame, Aluminum Siding, Composite

Siding, Manufactured Floor Joist, Metal Frame, Metal Siding, Silent Floor

Joists

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 134
Zoning M-C2

Listing Details

Listing Office Century 21 Bravo Realty

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