

# \$848,800 - 941 38 Street Sw, Calgary

MLS® #A2188540

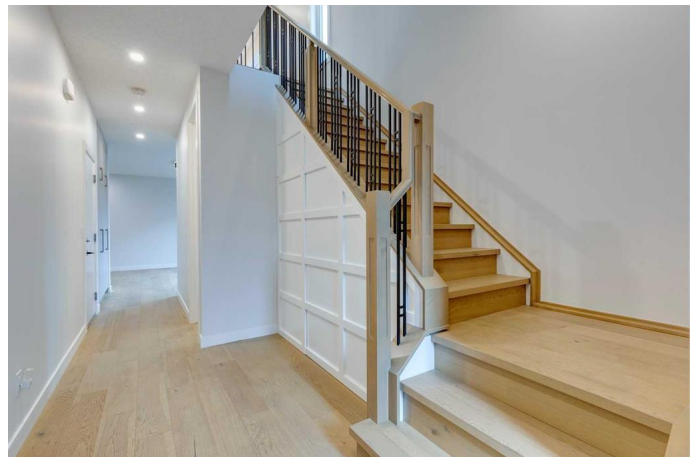
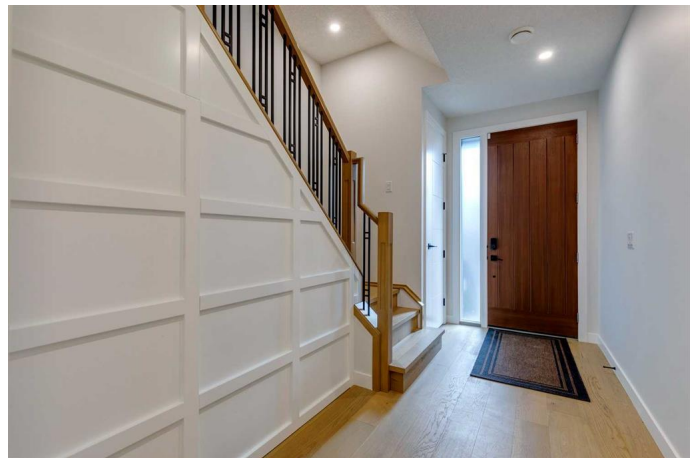
**\$848,800**

2 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

This spacious and stunning corner unit townhome offers a rare blend of luxury and convenience, setting itself apart from the rest. Boasting over 2,400 square feet of above-grade living space, this home features two large master bedrooms, an attached heated garage, and additional driveway parking. Located just five minutes from the downtown core, the property provides easy access to the city while being situated on a corner lot, away from main street traffic. The unique floor plan, a standout in the area, is designed with both style and function in mind. Perfect for those seeking a work-from-home lifestyle, this executive townhome is move-in ready and ideal for a family or at-home business. The MC-2 zoning allows for versatile use of the main level, whether for a personal training studio, spa, or client-friendly office space. It can be used as a third bedroom as it has a spacious bathroom. Spanning three levels above grade, the townhome seamlessly blends luxury with practicality. Every detail, from the engineered hardwood flooring to the high ceilings and triple-glazed windows, gas BBQ hookups has been meticulously chosen for quality, functionality and style. The home also features in-floor hydronic heating throughout the main floor and garage, air conditioning, and custom window coverings. The spacious kitchen, equipped with stainless steel appliances, includes electric stove, granite counters, soft-close cabinetry, touchless faucet, and sill granite sink. Large



pantry closet adds to the kitchenâ€™s functionality. A beautiful, tiled fireplace graces the main floor, creating a warm and inviting atmosphere. The master bedroom, with its raised nine-foot ceilings, adds a touch of elegance. It has a bright walk-in closet and a 5 piece ensuite. Book your showing today!

Built in 2020

**Essential Information**

MLS® #	A2188540
Price	\$848,800
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,437
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	941 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Central Vacuum, Granite Counters, Open Floorplan, High Ceilings, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 18th, 2025
Days on Market	124
Zoning	MC-2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.