# \$1,899,900 - 1027 39 Avenue Nw, Calgary

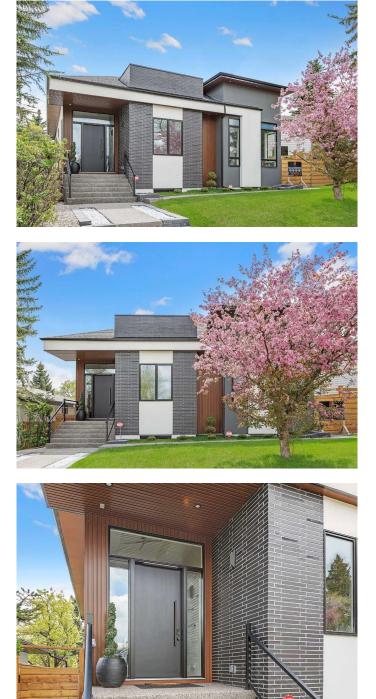
MLS® #A2211997

#### \$1,899,900

4 Bedroom, 4.00 Bathroom, 2,015 sqft Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

**OPEN HOUSE SATURDAY JULY 5 FROM** 2-4PM. Located in the long-established community of Cambrian Heights & situated on a 5952 sq ft pie shaped lot, this BRAND NEW CUSTOM BUILT alluring 2+2 bedroom home offers over 3900 sq ft of luxurious developed living space. The main level with lofty 12-14 foot ceilings is adorned with engineered hardwood floors & chic light fixtures, showcasing the airy living room anchored by a feature wall with commanding floor to ceiling granite fireplace & built-ins. The adjacent kitchen exudes sophistication, finished with quartz counter tops, large quartz waterfall island/eating bar with sink & glass washing station, excellent appliance package & butlerâ€<sup>™</sup>s pantry with floor to ceiling built-ins, second fridge & microwave. Enjoy gatherings with family & friends in the spacious dining area with recessed lighting details & large niche for artwork. The primary retreat is a true secluded oasis boasting a custom walk-in closet with glass doors, under cabinet lighting, shoe rack & jewelry display cabinets. Walk into the 5 piece ensuite that leaves no detail spared with heated Spanish porcelain tile flooring, Smart toilet, tranquil soaker tub, dual vanities with stunning detail & rejuvenating steam shower complete with internet access. A second main floor bedroom features ample closet space & private 3 piece ensuite. Completing the main level are a mudroom with direct access to the laundry room & primary bedroom walk-in closet plus a 2 piece powder



room with stone sink. Basement development with heated vinyl plank flooring & 9' ceilings, hosts a large family/media room & games/recreation area with wet bar – the ideal space for game or movie night. Two built-in desks are perfect for a home office setup or kid's homework station. A flex space with glass doors is seamlessly designed for a home gym. Two additional bedrooms (one with walk-in closet) & a 4 piece bath are the finishing touches to the basement development. Other notable features includes roughed-in central air conditioning, built-in vacuum system installed, solid core doors & large windows for plenty of natural light. Outside, enjoy the beautifully landscaped side yard with large deck, patio lighting, cozy outdoor gas fireplace & access to the back patio area. Parking is a breeze with an oversized, insulated & drywalled double detached garage. Also enjoy the prime location, close to Confederation & Nose Hill Parks, schools, shopping, public transit & easy access to downtown via 10th or 14th Street.

Built in 2025

#### **Essential Information**

| MLS® #         | A2211997    |
|----------------|-------------|
| Price          | \$1,899,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,015       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## **Community Information**

| Address<br>Subdivision<br>City<br>County<br>Province<br>Postal Code | 1027 39 Avenue Nw<br>Cambrian Heights<br>Calgary<br>Calgary<br>Alberta<br>T2K 0E2  |
|---|--|
| Amenities   |  |
| Parking Spaces  | 2  |
| Parking   | Double Garage Detached, Insulated, Oversized   |
| # of Garages  | 2  |
| Interior  |  |
| Interior Features   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High<br>Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast<br>Bar, Central Vacuum, Pantry, Quartz Counters, Recessed Lighting,<br>Soaking Tub, Wet Bar, Wired for Sound |
| Appliances  | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge  |
| Heating   | In Floor, Forced Air   |
| Cooling   | Rough-In   |
| Fireplace   | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces  | Gas  |
| Has Basement  | Yes  |
| Basement  | Finished, Full   |

## Exterior

| Exterior Features | Private Entrance, Private Yard, Lighting                           |
|-------------------|--|
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Front Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

| Date Listed    | April 16th, 2025 |
|----------------|------------------|
| Days on Market | 80               |
| Zoning         | R-CG             |

#### **Listing Details**

Listing Office RE/MAX First

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