

# \$994,900 - 3323 39 Street Sw, Calgary

MLS® #A2241117

**\$994,900**

4 Bedroom, 4.00 Bathroom, 1,946 sqft

Residential on 0.07 Acres

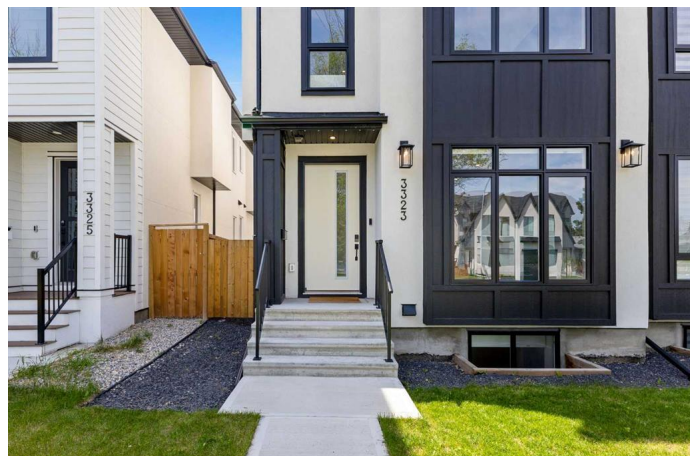
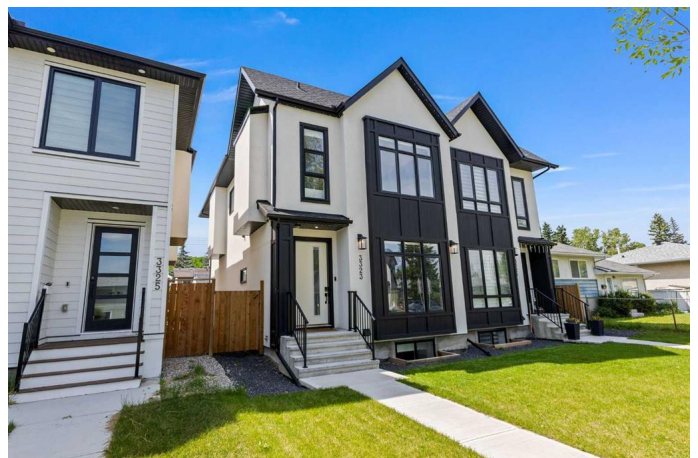
Glenbrook, Calgary, Alberta

**\*OPEN HOUSE\* SAT July 19 12:30 - 2:30.**

Welcome to this meticulously designed 2-storey modern infill, offering over 2,500 sq ft of refined living space on a beautiful tree-lined street in Glenbrook. With 3+1 bedrooms, 3.5 baths, and an abundance of upscale features, this home blends luxury, comfort, and functionality in every detail.

Step inside to soaring 10'™ ceilings on the main and 9'™ ceilings on the upper and lower levels, complemented by rich engineered hardwood, carpet and tile flooring throughout. The heart of the home is a chef-inspired kitchen featuring a large island for entertaining, premium appliance package with a 6-burner gas stove, wall oven & microwave, french door fridge/freezer, integrated dishwasher, and an undermount farmhouse sink. The spacious dining area is anchored by a custom feature wall, while the bright and airy living room offers a cozy gas fireplace and seamless access to your private backyard oasis – complete with a deck, gas BBQ hookup, and low maintenance green space.

Upstairs, a versatile loft/office area is perfect for working from home. Retreat to the luxurious primary suite with 14'™ vaulted ceilings, a custom walk-in closet, and a spa-like 5-piece ensuite with heated floors, free standing tub and separate shower. Two additional bedrooms, a stylish full bath, and a convenient laundry room with sink complete the upper level.



The fully finished basement includes a spacious media room with built-ins, a wet bar with beverage fridge, a 4th bedroom, full bath, and a custom gym with rubber flooring and privacy glass. The basement is roughed in for in-floor heating.

Additional highlights include custom closet built-ins throughout, a functional mudroom with built-in bench and hooks, a double detached garage, central A/C, and a built-in speaker system throughout the home. This home is ideally located close to schools, sports fields, and shopping, with convenient access to both Stoney Trail and Glenmore Trail â€” making it easy to get around the city and beyond.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2241117               |
| Price          | \$994,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,946                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3323 39 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3J3            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                           |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line                                          |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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