

# \$722,400 - Unit 2, 940 38th Street Sw, Calgary

MLS® #A2233804

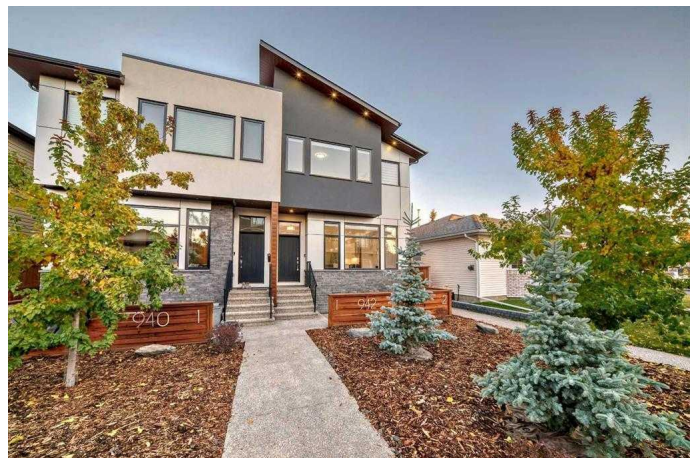
**\$722,400**

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 sqft 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    | \$722,400 |
| 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          | Townhouse     |
| 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        | Concrete Driveway, Garage Door Opener, Insulated, Off Street, Parking Pad, Single Garage Attached, 220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Assigned, Driveway, In Garage Electric Vehicle Charging Station(s), Garage Faces Rear, Guest, On Street, Owned, Paved, Plug-In, Private Electric Vehicle Charging Station(s), Secured, Stall |
| # of Garages   | 1                                                                                                                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Bar, Built-in Features, Chandelier, Closet Organizers, Stone Counters, Jetted Tub, Recessed Lighting, Skylight(s), Soaking Tub, Separate Entrance, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Data, Wired for Sound |
| Appliances        | Central Air Conditioner, Garage Control(s), Microwave, Window Coverings, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator,                                                                                                                                                                                     |

|                 |                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
|                 | ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Gas Range, Range Hood, Tankless Water Heater        |
| Heating         | In Floor, Forced Air, Natural Gas, Central, Exhaust Fan, Fireplace(s), Fireplace Insert, High Efficiency, Hot Water |
| Cooling         | Central Air, Sep. HVAC Units                                                                                        |
| Fireplace       | Yes                                                                                                                 |
| # of Fireplaces | 1                                                                                                                   |
| Fireplaces      | Gas, Insert, Living Room, Marble                                                                                    |
| # of Stories    | 3                                                                                                                   |
| Has Basement    | Yes                                                                                                                 |
| Basement        | Finished, Exterior Entry, Partial                                                                                   |

## Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                             |
| Lot Description   | Landscaped, City Lot, Low Maintenance Landscape, Paved                                                                                           |
| Roof              | Asphalt, Membrane                                                                                                                                |
| Construction      | Composite Siding, Stone, Wood Frame, Aluminum Siding, Concrete, Manufactured Floor Joist, Metal Frame, Metal Siding, Silent Floor Joists, Stucco |
| Foundation        | Poured Concrete                                                                                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 62              |
| Zoning         | M-C2            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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