

\$1,999,900 - 1027 39 Avenue Nw, Calgary

MLS® #A2211997

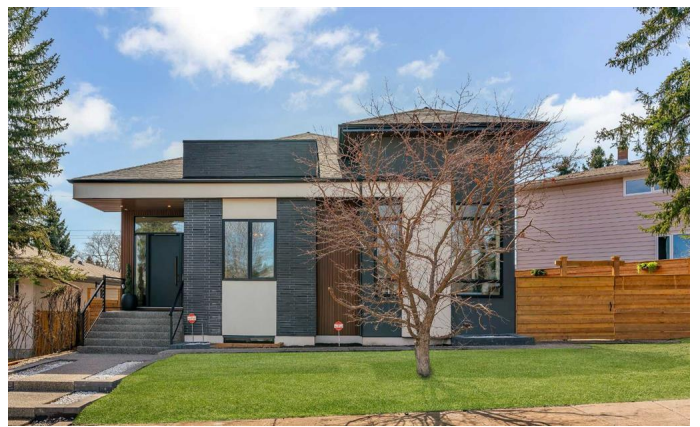
\$1,999,900

4 Bedroom, 4.00 Bathroom, 2,015 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

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 & butler'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 & 9â€™™ ceilings, hosts a large family/media room & games/recreation area with wet bar â€“ the ideal space for game or movie night. Two built-in desks are perfect for a home office setup or kidâ€™™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	\$1,999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,015
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1027 39 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0E2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, In
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Feat Organizers, Double Vanity, H Counters, Recessed Lighting Closet(s), Wet Bar, Wired for
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Appliances	Bar Fridge, Dishwasher, Dry Refrigerator, Washer
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Heating	In Floor, Forced Air
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Cooling	Rough-In
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

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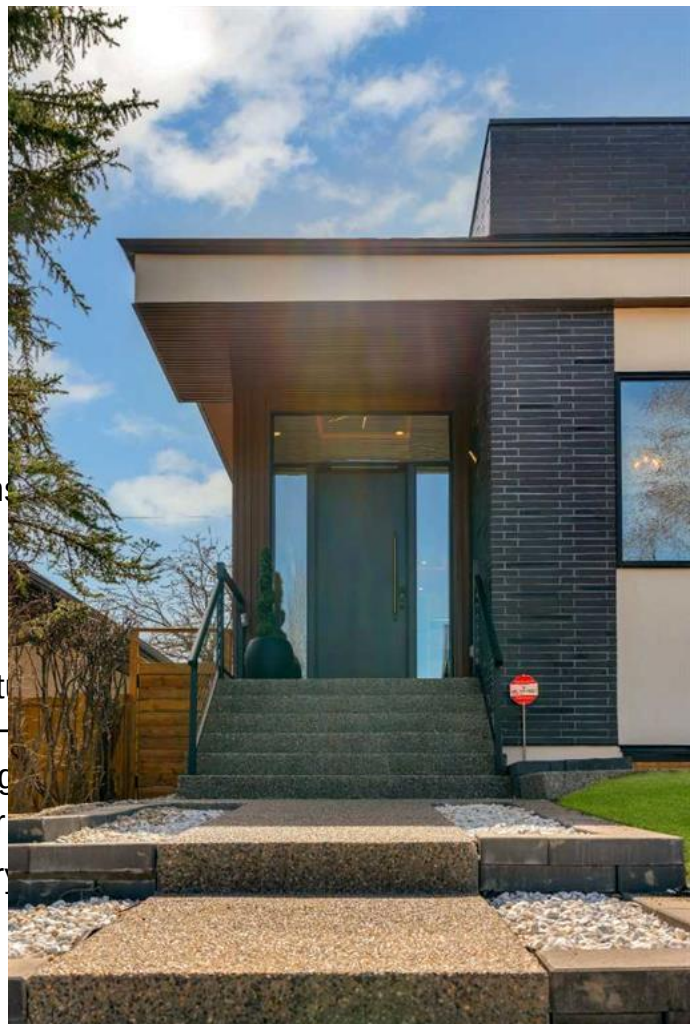
Additional Information

Date Listed	April 16th, 2025
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Days on Market	4
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Zoning	R-CG
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Listing Details



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