

# \$800,000 - 2824 38 Street Sw, Calgary

MLS® #A2204258

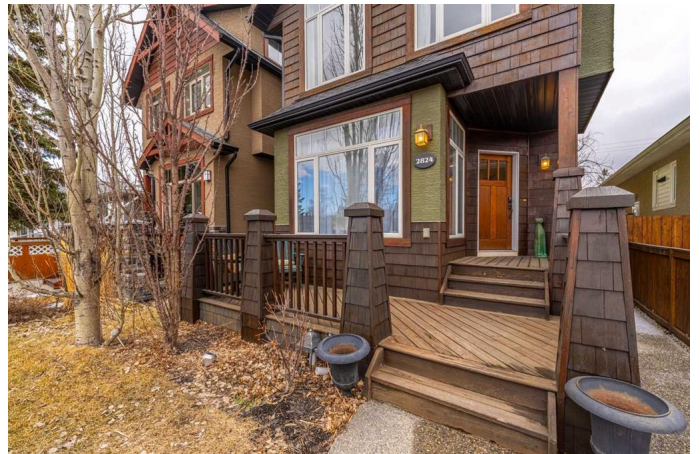
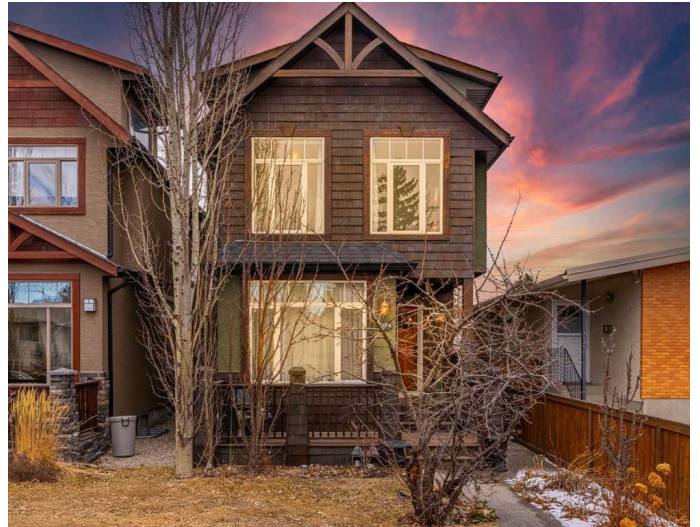
**\$800,000**

3 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

**\*NEW PRICE \*** Welcome to this stunning custom-built 2-storey home situated on a quiet street in Glenbrook. Designed with style and functionality in mind, this home features 9 ft ceilings on the main level and vaulted ceilings upstairs, featuring a bright and open concept layout. The gourmet kitchen is a chef's dream, boasting floor-to-ceiling custom cabinetry, a built-in china hutch/ coffee bar, granite countertops, undermount lighting, and upgraded stainless steel appliances. The main floor design flows seamlessly into the spacious living and dining areas, making it perfect for both daily living and entertaining. A main-floor den/office offers a quiet workspace, ideal for remote professionals. Upstairs, the primary suite is a private retreat featuring a walk-in closet and a 5-piece ensuite with a soaker tub, double vanity, and glass-enclosed shower. The second bedroom is oversized and can easily be converted into two separate bedrooms, offering flexibility to suit your needs. A top-floor laundry room adds to the home convenience. The fully developed basement has been recently finished and includes engineered hardwood flooring throughout, a spacious rec room with a cozy gas fireplace, a third bedroom, and a modern 3-piece bathroom with an upgraded glass shower. Large basement windows bring in plenty of natural light, making the space feel warm and inviting. Outside, the backyard is beautifully landscaped and features a spacious deck, perfect for outdoor gatherings



and park your car in the double garage.

Built in 2007

### **Essential Information**

MLS® #	A2204258
Price	\$800,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2824 38 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	65
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.