

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

MLS® #A2211997

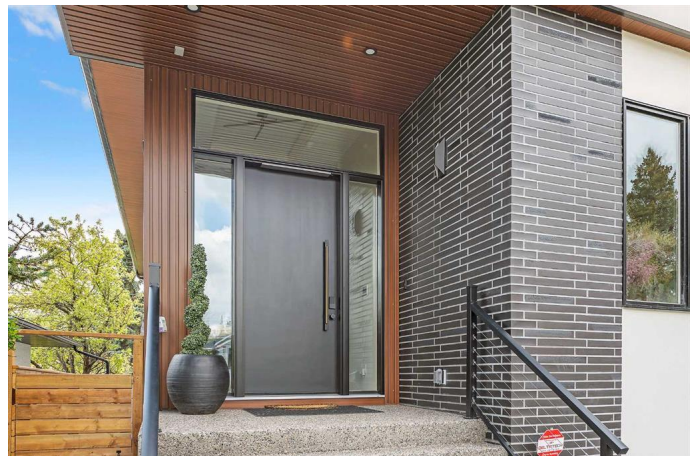
**\$1,899,900**

4 Bedroom, 4.00 Bathroom, 2,015 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

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	\$1,899,900
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, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Pantry, Breakfast Bar, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Gas Stove
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	85
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX First

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