

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

MLS® #A2211997

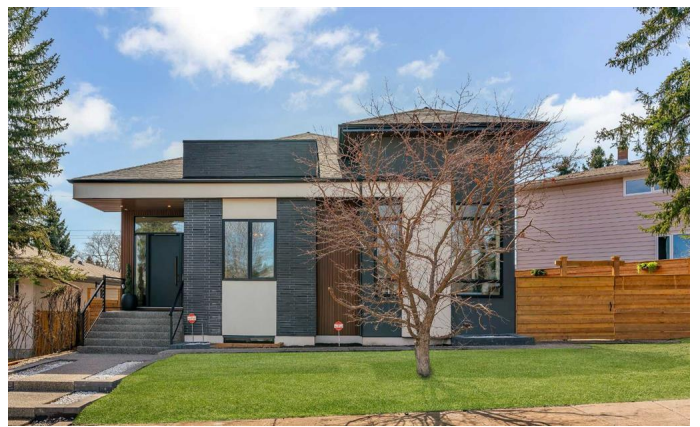
**\$1,999,900**

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<br>Organizers, Double Vanity, H<br>Counters, Recessed Lighting<br>Closet(s), Wet Bar, Wired for |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|

|            |                                                     |
|------------|-----------------------------------------------------|
| Appliances | Bar Fridge, Dishwasher, Dry<br>Refrigerator, Washer |
|------------|-----------------------------------------------------|

|         |                      |
|---------|----------------------|
| 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, Landscaped, Lawn, Pie Shaped Lot |
|-----------------|--------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 19 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

### Listing Details



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