

# \$848,800 - 941 38 Street Sw, Calgary

MLS® #A2188540

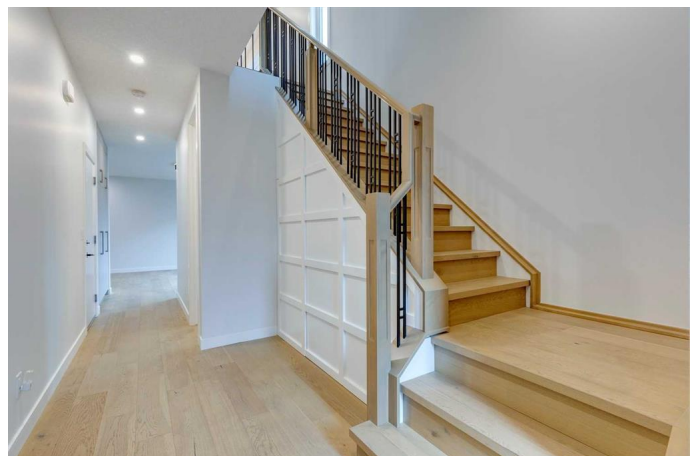
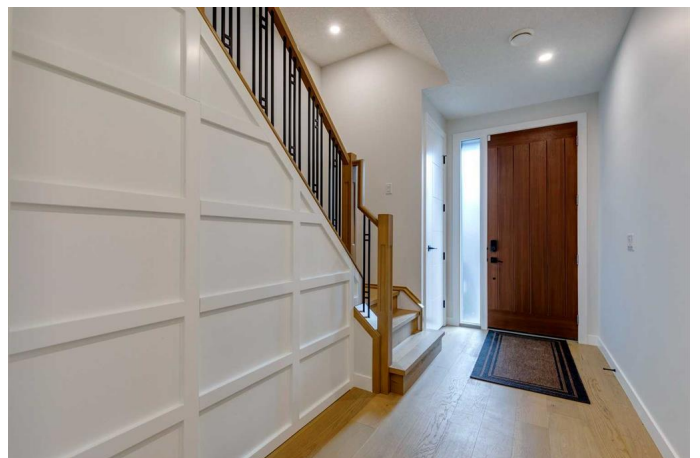
**\$848,800**

2 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

This spacious and stunning corner unit townhome offers a rare blend of luxury and convenience, setting itself apart from the rest. Boasting over 2,400 square feet of above-grade living space, this home features two large master bedrooms, an attached heated garage, and additional driveway parking. Located just five minutes from the downtown core, the property provides easy access to the city while being situated on a corner lot, away from main street traffic. The unique floor plan, a standout in the area, is designed with both style and function in mind. Perfect for those seeking a work-from-home lifestyle, this executive townhome is move-in ready and ideal for a family or at-home business. The MC-2 zoning allows for versatile use of the main level, whether for a personal training studio, spa, or client-friendly office space. It can be used as a third bedroom as it has a spacious bathroom. Spanning three levels above grade, the townhome seamlessly blends luxury with practicality. Every detail, from the engineered hardwood flooring to the high ceilings and triple-glazed windows, gas BBQ hookups has been meticulously chosen for quality, functionality and style. The home also features in-floor hydronic heating throughout the main floor and garage, air conditioning, and custom window coverings. The spacious kitchen, equipped with stainless steel appliances, includes electric stove, granite counters, soft-close cabinetry, touchless faucet, and sill granite sink. Large



pantry closet adds to the kitchen's functionality. A beautiful, tiled fireplace graces the main floor, creating a warm and inviting atmosphere. The master bedroom, with its raised nine-foot ceilings, adds a touch of elegance. It has a bright walk-in closet and a 5 piece ensuite. Book your showing today!

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2188540      |
| Price          | \$848,800     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,437         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 941 38 Street Sw |
| Subdivision | Rosscarrock      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 1T4          |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Open Floorplan, High Ceilings, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Basement          | None                                                                                                                                                     |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                              |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stucco                                                                    |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 18th, 2025 |
| Days on Market | 98                 |
| Zoning         | MC-2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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