

# \$935,000 - 3137 39 Street Sw, Calgary

MLS® #A2236723

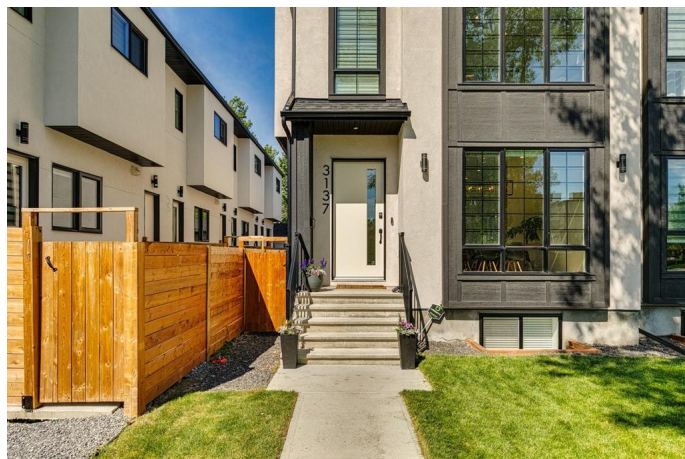
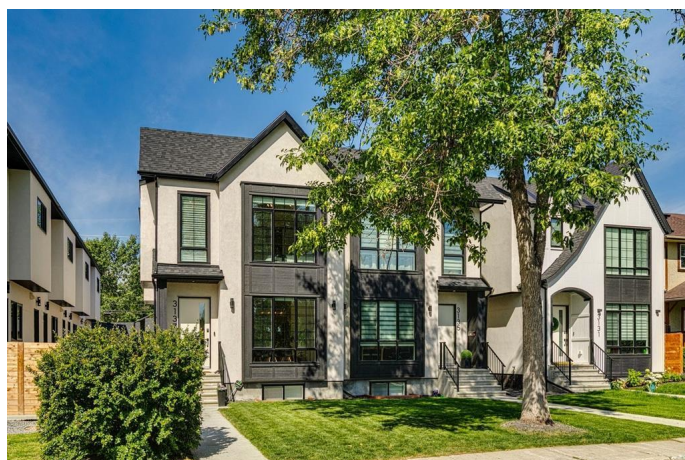
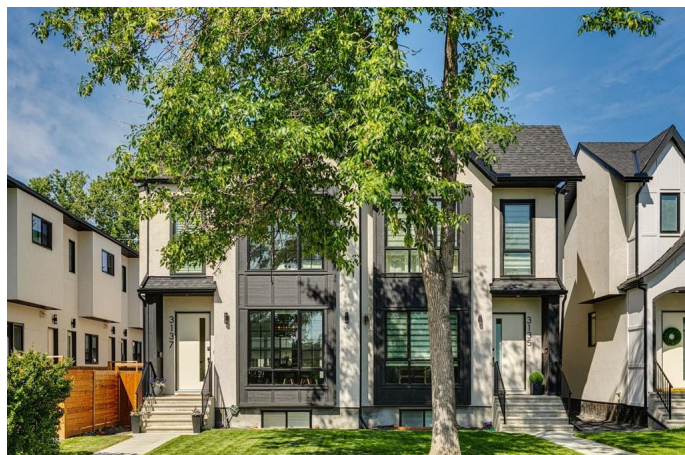
**\$935,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Sophistication meets style in this 3+1 bedroom, 3.5 bathroom home. Situated on a quiet street in the heart of Glenbrook. Upon entering this Casa you will immediately feel at home. Warm tones with wood accents, white cabinets, wide planked engineered hardwood flooring, Carrara marble backsplash, gas cooktop stove, built in wall oven & grey accented island with storage cubby. Sunny dining room with accented walls perfectly positioned for dinner parties. Living room adjacent to kitchen overlooking the WEST facing backyard with gas fireplace and stone accented wall with white oak shelving. Separate mudroom with built in cabinetry, bench and hooks. Powder room perfectly positioned for easy access. Second floor with lofted area and built in ideal for home office or homework area. Large primary bedrooms with luxurious ensuite, featuring in-floor heat, freestanding oval tub, shower with steam feature and bench. Separate water closet and large vanity with dual sinks and tiled wall feature. Primary walk in closet with fully integrated built ins with doors and mirrored door feature. Upper laundry room with tonnes of cabinetry, sink and drying area. Two other good sized bedrooms which share a 4-piece bathroom. Saunter down to the fully finished basement with built in media room and elaborate bar with wine storage, beverage cool, lighted cabinetry and sink perfect for family game nights or hosting a sports event. 4th bedroom with large walk in closet, and



basement roughed in for in-floor heating. West facing patio with gas line overlooking your green grassy backyard and leading you to the double detached garage. Other features include upgraded central AC (\$9,000 value) 55â€• Samsung frame tv & custom window coverings. This gem will not disappoint!

Built in 2021

**Essential Information**

MLS® #	A2236723
Price	\$935,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,902
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3137 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3G9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.