

941, 38 Street  
Calgary, Alberta

MLS # A2160179



## \$899,900

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,437 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, See Remo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** N/A

OPEN HOUSE SAT AUG 24 & SUN AUG 25 FROM 12-4 PM!

This spacious and stunning corner unit townhome offers a rare blend of luxury and convenience, setting itself apart from the rest. Boasting over 2,200 square feet of above-grade living space, this home features two large bedrooms, an attached 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. 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, has been meticulously chosen for quality 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. This townhome is perfect for those transitioning to a work-from-home setup, offering proximity to the best trails in the city and a seamless

balance between work and life. Book your showing today!