

\$994,900 - 3323 39 Street Sw, Calgary

MLS® #A2241117

\$994,900

4 Bedroom, 4.00 Bathroom, 1,946 sqft

Residential on 0.07 Acres

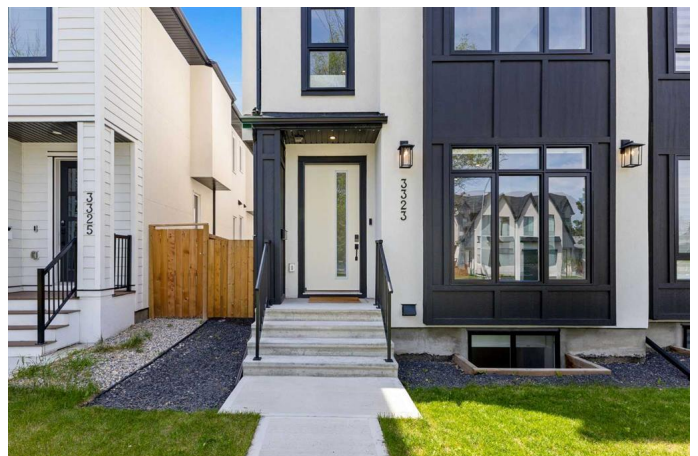
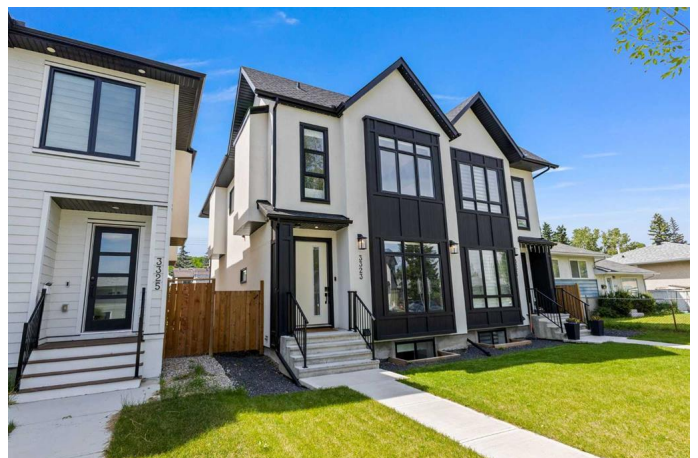
Glenbrook, Calgary, Alberta

Welcome to this meticulously designed 2-storey modern infill, offering over 2,500 sq ft of refined living space on a beautiful tree-lined street in Glenbrook. With 3+1 bedrooms, 3.5 baths, and an abundance of upscale features, this home blends luxury, comfort, and functionality in every detail.

Step inside to soaring 10'™ ceilings on the main and 9'™ ceilings on the upper and lower levels, complemented by rich engineered hardwood, carpet and tile flooring throughout. The heart of the home is a chef-inspired kitchen featuring a large island for entertaining, premium appliance package with a 6-burner gas stove, wall oven & microwave, french door fridge/freezer, integrated dishwasher, and an undermount farmhouse sink. The spacious dining area is anchored by a custom feature wall, while the bright and airy living room offers a cozy gas fireplace and seamless access to your private backyard oasis – complete with a deck, gas BBQ hookup, and low maintenance green space.

Upstairs, a versatile loft/office area is perfect for working from home. Retreat to the luxurious primary suite with 14'™ vaulted ceilings, a custom walk-in closet, and a spa-like 5-piece ensuite with heated floors, free standing tub and separate shower. Two additional bedrooms, a stylish full bath, and a convenient laundry room with sink complete the upper level.

The fully finished basement includes a



spacious media room with built-ins, a wet bar with beverage fridge, a 4th bedroom, full bath, and a custom gym with rubber flooring and privacy glass. The basement is roughed in for in-floor heating.

Additional highlights include custom closet built-ins throughout, a functional mudroom with built-in bench and hooks, a double detached garage, central A/C, and a built-in speaker system throughout the home. This home is ideally located close to schools, sports fields, and shopping, with convenient access to both Stoney Trail and Glenmore Trail – making it easy to get around the city and beyond.

Built in 2022

Essential Information

MLS® #	A2241117
Price	\$994,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,946
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3323 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

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.