



**906 39 Street SW, Calgary, Alberta - \$1,069,900**



Main Photo

## Property Description

LUXURY LIVING | EXTRA-DEEP LOT | LEGAL 2-BEDROOM SUITE

Tucked away on a picturesque, tree-lined street just minutes from the heart of downtown, this exquisite semi-detached home offers the perfect balance of serene living and vibrant urban energy. Here, refined elegance meets everyday comfort — with the added bonus of exceptional income potential.

Situated on an extra-deep lot, this property boasts a rare and expansive backyard — a true private sanctuary in the city. Whether you're hosting summer soirées, unwinding by a fire pit, or letting the kids play freely, you'll appreciate the space and privacy.

Inside, the open-concept main floor was designed for both grand entertaining and effortless day-to-day



living. A spacious front office with oversized windows provides a bright, inspiring environment for remote work, creative projects, or study — perfectly positioned to keep work-life balance in check. The chef's kitchen is a showpiece, featuring an oversized quartz island, professional-grade KitchenAid appliances, and flawless finishes that inspire culinary creativity. The living room is anchored by a striking feature fireplace, framed by oversized windows that flood the space with natural light. Patio doors seamlessly connect your indoor space to the east-facing backyard, perfect for morning coffee or evening gatherings.

Upstairs, the primary retreat is your personal haven — complete with a walk-in closet and a spa-inspired ensuite that feels like a five-star getaway. Two additional bedrooms are joined by a versatile bonus room, perfect as a media lounge, playroom, or second home office. A stylish main bath and a fully equipped laundry room with sink and storage complete the upper level.

The lower level is a fully legal 2-bedroom suite with a private entrance, its own kitchen, laundry, and living space — ideal for generating rental income, hosting extended family, or accommodating long-term guests in complete privacy.

Luxury touches are everywhere: a roughed-in three-zone built-in speaker system, security cameras, alarm system, central vacuum, and a 200-amp EV-ready electrical panel.

This is more than a home — it's an opportunity to live the lifestyle you've been waiting for. Book your private showing today and discover the unmatched blend of luxury, location, and versatility.

## REALTOR Referral

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*Courtesy Of: KIC Realty*



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