



**2808 39 Street SW, Calgary, Alberta - \$930,000**



Main Photo

## Property Description

AMAZING LOCATION in sought after GLENBROOK ! This beautifully finished 1,919 ft<sup>2</sup>, 4-bedroom home welcomes you with an inviting entrance that sets the tone for the thoughtful details throughout. The front dining room features up/down blinds for comfort and privacy, enhanced by wainscoting that adds a touch of character. The kitchen is thoughtfully appointed with quartz countertops, two-toned cabinets, double built-in ovens, upgraded appliances, a garburator, and a 5-burner gas stove. The east-facing living room is warm and inviting with a gas fireplace framed by custom bookshelves and built-in cabinetry. At the rear, a well-planned mudroom with storage and a bench keeps everyday family life organized. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a custom walk-in closet, blackout/sheer blinds, and a spa-inspired 6-piece ensuite with heated floors, a jetted tub, and a stand-alone shower with a rain head. A sizeable laundry room with cabinets, sink, and folding counter adds both convenience and function. The fully developed basement is designed for entertaining and relaxation with a large family

room, wet bar, shuffleboard table, an additional bedroom, and a 4-piece bathroom with in-floor heating. Additional highlights include central air conditioning, aggregate sidewalks, a mature lawn and trees, and a double garage outfitted with slat walls for organization. This inner-city gem is only minutes from downtown, with parks, schools, and convenient transit nearby.

## REALTOR Referral

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*Courtesy Of: Century 21 Bamber Realty LTD.*



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