

# \$959,900 - 3130 39 Street Sw, Calgary

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MLS® #A2240265

**\$959,900**

4 Bedroom, 4.00 Bathroom, 1,724 sqft

Residential on 0.06 Acres

Glenbrook, Calgary, Alberta

This beautiful home is under construction and will be ready for you in December 2025. With time still left to choose some of the finishes, youâ€™™ have the rare chance to make this home truly your own.

Set in the welcoming community of Glenbrook, this semi-detached infill offers 1,724 sq. ft. above grade (RMS) plus a 665 sq. ft. developed basement, for a total of 2,389 sq. ft. of finished living space. The layout is designed for both everyday living and entertaining. Step inside to soaring 10-foot ceilings and an open main floor that flows from the front flex room into a spacious kitchen and bright living area. The kitchen is the heart of the home, complete with a large island, quartz countertops, ceiling-height cabinetry, and a full appliance package. The adjoining living room is warmed by a fireplace and framed by large windows that fill the space with natural light.

Upstairs, the primary suite is a private retreat with a walk-in closet and a spa-inspired ensuite featuring a freestanding tub and a fully tiled glass shower. Two more bedrooms, a 5-piece bathroom, and a laundry room make this level as practical as it is comfortable.

The fully developed basement adds even more space with a rec room, bar area, one bedroom, and a full bath. For those looking for flexibility, the lower level also has the potential to be reconfigured into a 2-bedroom legal suite (subject to city approval) with its own private entrance â€” a fantastic option for a future mortgage helper.



Outside, youâ€™ll enjoy a double garage, landscaped yard, and a modern exterior finished with stucco, smartboard accents, and asphalt shingles.

In Glenbrook, youâ€™ll be surrounded by parks, schools, shops, and easy transit, all while being just minutes from downtown.

Move in this December and start fresh in a home built for the way you want to live!

Built in 2025

**Essential Information**

MLS® #	A2240265
Price	\$959,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,724
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3130 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3J1

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)
Appliances	Built-In Oven, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	50
Zoning	R-CG

## Listing Details

Listing Office	Initia Real Estate
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