

# \$930,000 - 2808 39 Street Sw, Calgary

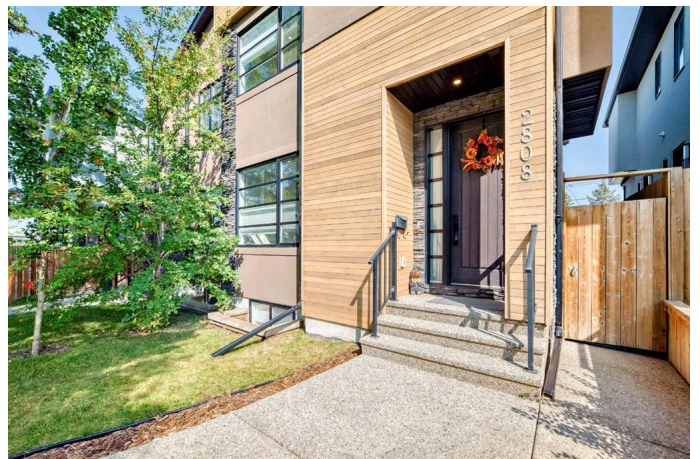
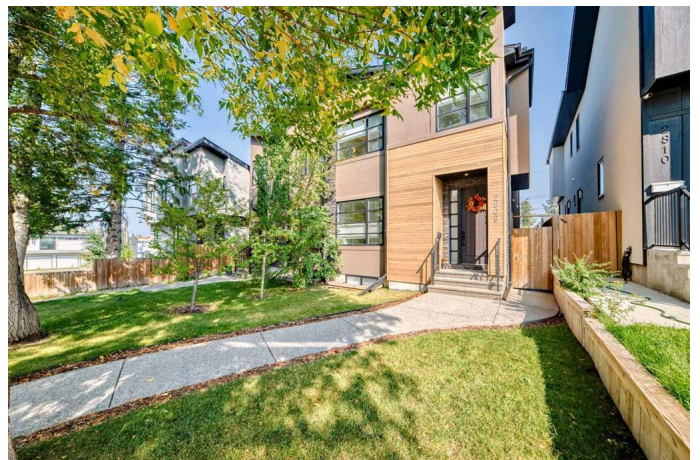
MLS® #A2255093

**\$930,000**

4 Bedroom, 4.00 Bathroom, 1,919 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

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.

Built in 2015

### Essential Information

MLS® #	A2255093
Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2808 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Window Coverings
Heating	In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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