

**3130 39 Street SW**  
**Calgary, Alberta**

**MLS # A2240265**



**\$949,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)		

**Inclusions:** N/A

This beautiful home is under construction and will be ready for you in April 2026. With time still left to choose some of the finishes, you’ll 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 — a fantastic option for a future mortgage helper. Outside, you’ll enjoy a double garage, landscaped yard, and a modern exterior finished with stucco, smartboard accents, and asphalt shingles. In Glenbrook, you’ll be surrounded by parks, schools, shops, and easy transit, all while being just minutes from downtown. Move in this April and start fresh in a home built for the way you want to live!