

\$788,000 - 3111 39 Street Sw, Calgary

MLS® #A2247040

\$788,000

4 Bedroom, 4.00 Bathroom, 1,734 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Stunning 2-Storey Attached Home in Desirable
Glenbrook, Calgary!

Welcome to your dream home nestled in the
vibrant community of Glenbrook! This
beautifully designed 2-storey attached home
boasts an array of features that perfectly blend
comfort and modern living.

Key Highlights :

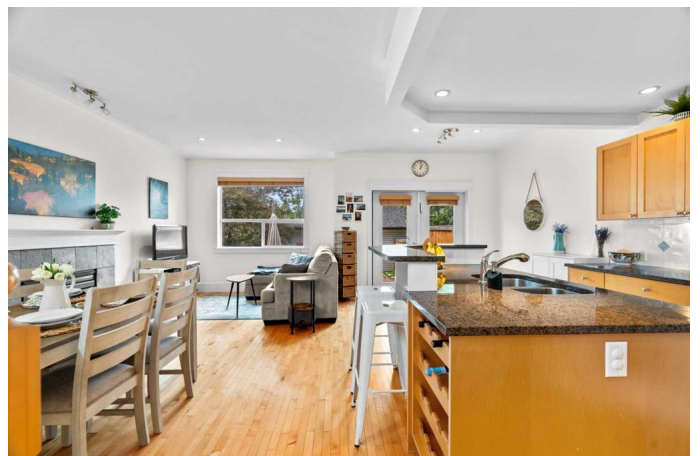
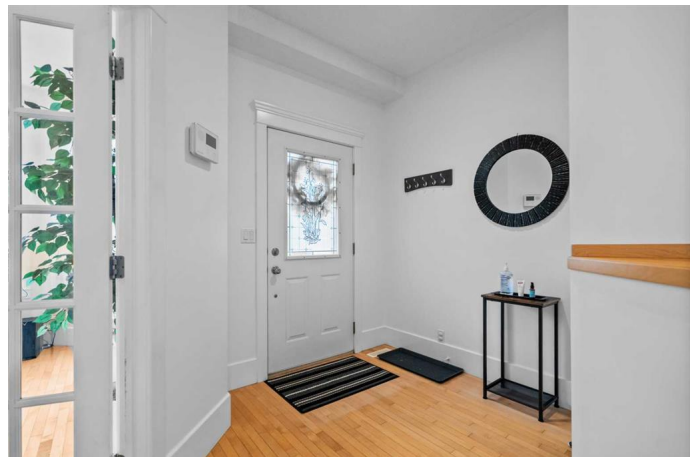
- Spacious Bedrooms: Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet and a 5-piece ensuite featuring a separate shower and a large corner soaker tub—your private oasis awaits!

Inviting Main Floor: The main floor is a true
delight with elegant hardwood flooring
throughout. The bright and airy living area
features a gas fireplace, creating the perfect
ambiance for family gatherings. Enjoy
seamless indoor-outdoor living with double
doors opening to a bright west-facing
backyard. There is also air conditioning for the
warm summer days.

- Open Concept Design: The open concept kitchen, dining, and living area allows for effortless entertaining. The abundance of natural light floods in, making this space warm and welcoming.

- Functional Office Space: A dedicated den or office on the main floor is perfect for remote work or tranquil study time.

- Bright Basement: The finished basement features a fourth bedroom with a large window, a 3-piece bathroom, and a cozy recreation



area, perfect for family activities or a playroom. Plus, there's plenty of storage space in the furnace room.

- Recent Upgrades: Rest easy with a new furnace and hot water tank(2023), and a NEW ROOF (2024), (ensuring peace of mind for years to come!

- Charming Curb Appeal: The front yard features a beautiful tree-lined street and an aggregate winding walkway that welcomes you home.

- Outdoor Paradise: The expansive west backyard is an entertainer's dream with a freshly painted deck, perfect for summer barbecues with a gas hook-up, and a good-sized yard that includes a double insulated rear garage, finished with drywall and electrical.

Community Highlights:

Glenbrook is known for its friendly neighborhood vibe, excellent schools, and proximity to parks and recreational facilities. Enjoy nearby amenities, including quaint shops, cafés, and convenient access to major routes for easy commuting.

Don't miss the chance to own this exceptional home in one of Calgary's most sought-after communities! Schedule your private showing today and start living the life you've always envisioned in Glenbrook! Don't forget to tour this great home with the attached link

Built in 2000

Essential Information

MLS® #	A2247040
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,734
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3111 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Rear Drive
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Front Yard, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Days on Market 20

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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