



GRASSROOTS
REALTY GROUP

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1027 39 Avenue NW
Calgary, Alberta

MLS # A2261490



\$1,749,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,015 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shape		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Other, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Track Lighting, Wet Bar		
Inclusions:	Fridge in the pantry		

Executive Luxury Home CUSTOM BUILT- 4 bedroom bungalow with nearly 4,000 sq ft of living space. Features include 12–14 ft ceilings, chef’s kitchen with gorgeous huge quartz island & butler’s pantry, spa-inspired ensuite, fully finished basement with theatre & wet bar, computer area, exercise room.... Large landscaped lot in the prestigious Cambrian Heights community with outdoor gas fireplace, and oversized double garage. Close to Confederation Park, schools & downtown. Perfect for corporate executives, professionals, or families seeking a premium lifestyle just minutes from downtown. Key Features Inside: Grand Open Concept with 12–14 ft ceilings, hardwood floors, and a floor-to-ceiling granite fireplace. Chef’s Kitchen with quartz waterfall island, premium appliances & butler’s pantry (2nd fridge + microwave). Primary Retreat with spa-inspired ensuite: heated porcelain tile, steam shower, smart toilet, soaker tub & custom walk-in closet. Fully Developed Basement: theatre/media room, wet bar, gym/flex space, 2 bedrooms, in-floor heated floors. Outdoor Living: landscaped yard, large deck, patio lighting & outdoor gas fireplace Oversized Double Garage (insulated & drywalled). Location Advantages: Green Space Access: Steps to Confederation Park & minutes to Nose Hill Park – ideal for jogging, cycling & outdoor activities. Excellent Schools Nearby: Access to top-rated elementary & secondary schools, plus short drive to University of Calgary & SAIT. Convenient Transit & Commute: Multiple bus routes & easy access to 10th Street & 14th Street for quick downtown commute. Lifestyle Amenities: Close to shopping, cafés, golf courses & community recreation facilities. Prestigious, Quiet Neighbourhood: Safe, family-friendly & highly desirable NW Calgary location.

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