

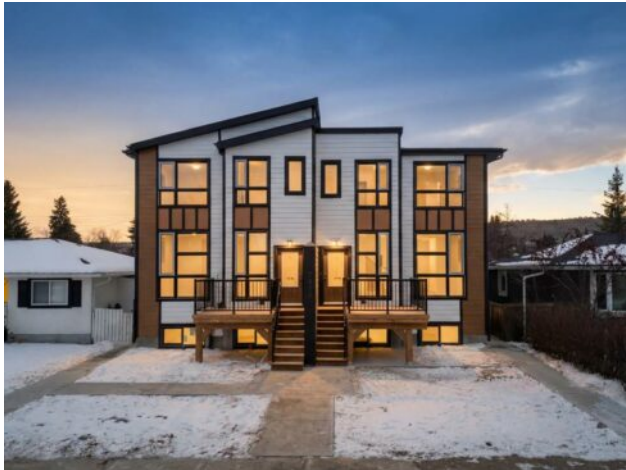


GRASSROOTS
REALTY GROUP

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7415 39 Avenue NW
Calgary, Alberta

MLS # A2278462



\$2,450,000

Division:	Bowness		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	4,638 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Bldg Name:	-
Floors:	Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: NONE

Brand new, 2026 constructed 6-plex featuring 4 bedrooms and 3 full bathrooms. The main floor boasts a bedroom with a full standing shower, a modern kitchen equipped with high-end stainless steel appliances, and gas stoves. The kitchen also includes a built-in pantry for added convenience. Upstairs, you will find 3 generously sized bedrooms and 2 full bathrooms, along with front-load washers and dryers for efficient laundry care. LEVEL 7 VINYL FLOORING THRU OUT ALL 6 UNITS Each basement unit is designed with 2 spacious bedrooms with oversize windows, a living room, kitchen/dining area, and separate laundry facilities. The back units offer 2 bedrooms and a den. The building is equipped with 6 gas meters, 6 electric meters, 3 bike storage areas, 3 storage units, and 3 single garages. Located conveniently close to all amenities, this property provides modern living with unmatched functionality.