



\$ 629,899.00

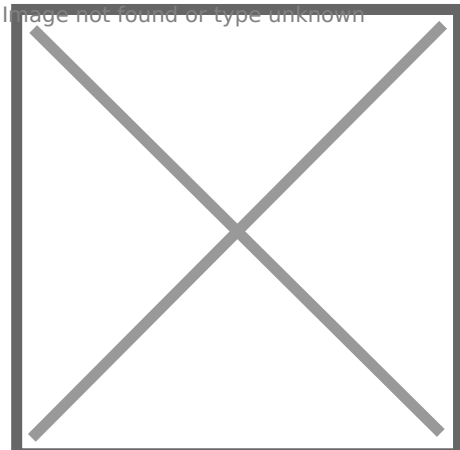
2 940 38TH STREET W CALGARY

<https://paulbrinton.com>

NEWLY BUILT 2021. Elegant & modern w/2125 sqft of developed space. This home is located in a 4 unit development and is the epitome of upscale - urban living. Check out 3D TOUR. Exceptional Price Point. Offers DOWNTOWN & community views. Many forward-thinking features & stylish floorplans. 3 large bedrooms...

- 3 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 3 Storey

MLS ® #: A1104024

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Year built: 2021

Post Updated: 2021-11-27 20:10:14

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 05/12/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

Parking: 220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Assigned, Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Guest, In Garage Electric Vehicle Charging Station(s), Insulated, Off Street, On Street, Owned, Parking Pad, Paved , Plug-In, Private Electric Vehicle Charging Station(s), Secured, Single Garage Attached, Stall

CONDO TYPE: Conventional

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: None

Utilities: Cable Available,Electricity Available,Natural Gas Available,Fiber Optics Available,Garbage Collection,Phone Available,Sewer Connected,Water Available

Total Parking: 2

Flooring: Carpet,Hardwood,Tile

Fireplace Features: Gas,Insert,Living Room,Marble

Community Features: Golf,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby



Exterior Features: None	Fencing: Partial
District: CAL Zone W	Cooling: Central Air,Sep. HVAC Units
Interior Features: Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Stone Counters,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound	Lot Features: City Lot,Low Maintenance Landscape,Landscaped,Paved
Roof Type: Asphalt,Membrane	Heating Type: Central,High Efficiency,In Floor,Exhaust Fan,Fireplace Insert,Fireplace(s),Forced Air,Hot Water,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Partial, Separate/Exterior Entry	Levels: Two
Laundry features: In Unit, Laundry Room, Sink, Upper Level	Zoning: M-C2
Transaction Type: For Sale	List Price Square Foot: \$ 313.28
Title Land: Fee Simple	Photo Count: 50
Rooms Above Grade: 7	Unit Exposure: N
Unit Number: 2	Construction Materials: Aluminum Siding ,Composite Siding,Concrete,Manufactured Floor Joist,Metal Frame,Metal Siding ,Silent Floor Joists,Stone,Stucco,Wood Frame
Suite: No	Foundation: Poured Concrete



Appliances: Convection Oven,ENERGY STAR **Living Area SF:** 2011.00
Qualified Appliances,ENERGY STAR Qualified
Dishwasher,ENERGY STAR Qualified
Dryer,ENERGY STAR Qualified
Refrigerator,ENERGY STAR Qualified
Washer,Garage Control(s),Gas
Range,Microwave,Range Hood,See
Remarks,Tankless Water Heater

Subdivision Name: Rosscarrock **Structure Type:** Four Plex
Lot Size Acres: 0.00

