



\$ 789,900.00

## 3110 39 STREET SW CALGARY

<https://paulbrinton.com>

**\*Visit Multimedia Link for Floorplans & Full Details!\***  
It's all about the little things. Enjoy unparalleled DESIGNER UPGRADES in this upcoming SEMI-DETACHED INFILL in GLENBROOK - only minutes to everyone's favourite Glamorgan Bakery, Optimist Athletic Park, and Westhills! Featuring over 2,590 sq ft of developed living space, including a PRIVATE...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1161708

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 09:34:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 2998 sq ft

**Year built:** 2022

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** None

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot

**Total Parking:** 2

**Flooring:** Hardwood,Tile

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

**Fencing:** Fenced

**Cooling:** Rough-In

**Interior Features:** Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Sink, Upper Level

**Transaction Type:** For Sale

**Photo Count:** 41

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 7.50M 24` 7"

**Living Area SF:** 1806.50

**Structure Type:** Duplex

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 437.25

**Rooms Above Grade:** 6

**Construction Materials:** Composite Siding,Concrete,Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer

**Subdivision Name:** Glenbrook

**Lot Size Acres:** 0.07

