



\$ 549,900.00

## 905 39 STREET SW CALGARY

<https://paulbrinton.com>

Here is your chance to live in a stunning 1220 sq/ft 2 storey townhouse in the heart of Rosscarrock. As soon as you walk into this open-concept end-unit home, you will be impressed with the 10' paint-grade ceilings, 8' solid wood doors, 7.5" wide plank engineered hardwood flooring, and huge...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1140412

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 2019

**Parking:** Garage Door Opener, Insulated,  
Single Garage Detached

**Post Updated:** 2021-11-15 19:35:08

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 08/20/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Corner Lot,Front  
Yard,Landscaped

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

**Total Parking:** 1

**Association Amenities:** Parking

**Exterior Features:** Garden

**District:** CAL Zone W

**Interior Features:** High Ceilings,Kitchen  
Island,No Smoking Home,Pantry,Recessed  
Lighting,Tankless Hot Water,Walk-In  
Closet(s),Wired for Data

**Roof Type:** Membrane

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Composite Siding,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1223.00

**Structure Type:** Four Plex

**Restrictions:** Board Approval,Building Design Size,Building Restriction,Condo/Strata Approval,Pet Restrictions or Board approval Required,Restrictive Covenant-Building Design/Size,Restrictive Use Clause,Underground Utility Right of Way

**Levels:** Two

**Zoning:** R-CG

**List Price Square Foot:** \$ 461.98

**Photo Count:** 44

**Unit Exposure:** E,N,S

**Suite:** No

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Refrigerator,Washer

**Subdivision Name:** Rosscarrock

**Lot Size Acres:** 0.00

