

# \$899,900 - 1111 39 Street Sw, Calgary

MLS® #A2207201

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,904 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Stylish Inner-City Living in Rosscarrock | 4 Bed + Office | Finished Basement | In-Floor Heating | A/C | Double Garage + Storage Upgrades

Discover elevated living in the heart of Rosscarrock with this beautifully designed half duplex, offering over 2,700 sq ft of total living space across three levels. Built in 2019, this 4-bedroom + office, 3.5-bathroom home perfectly blends modern comfort, thoughtful design, and an unbeatable location just minutes from downtown Calgary.

Step inside to soaring 10-foot ceilings, rich hardwood flooring, and an open-concept main floor bathed in natural light. The living room is anchored by a stunning gas fireplace with built-ins, and large windows provide tranquil views of the private, professionally landscaped backyard – your own urban sanctuary.

The heart of the home is the gourmet kitchen, featuring full-height European cabinetry, sleek finishes, and plenty of space for cooking and entertaining. A dedicated home office adds versatility for remote work or study.

Upstairs, the vaulted primary suite feels like a true retreat, complete with a spa-inspired 5-piece ensuite featuring a walk-in rain shower, freestanding soaker tub, in-floor heating, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and an



upper floor laundry room offer functionality and ease for everyday living.

The fully finished basement expands your space with a spacious rec area, wet bar, roughed-in in-floor heating, a 4th bedroom, and another full bath—ideal for guests, teens, or extended family.

Additional highlights include air conditioning, custom window coverings, a double detached garage with high-end metal roof racking for additional storage (included in the sale), and Google Nest door locks for modern convenience.

Located just steps from shopping, schools, LRT access, and only minutes to the downtown core, this home offers the best of inner-city convenience without sacrificing space or style. Whether you're a working professional seeking a stylish, low-maintenance lifestyle or a growing family wanting room to live, work, and play—this is the one.

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207201               |
| Price          | \$899,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,904                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

Status Active

### Community Information

Address 1111 39 Street Sw  
Subdivision Rosscarrock  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3C 1W9

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Off Street, On Street, Alley Access  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Stone, Raised Hearth  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 18th, 2025  
Days on Market 14

Zoning

R-C2

Listing Details

Listing Office

Stonemere Real Estate Solutions

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