

\$775,000 - 941 38 Street Sw, Calgary

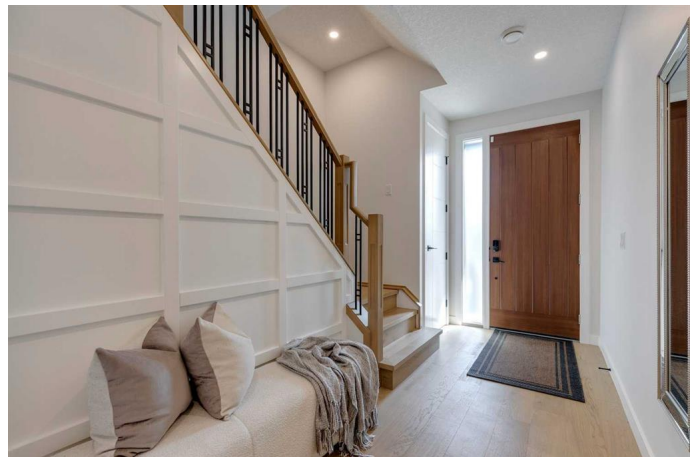
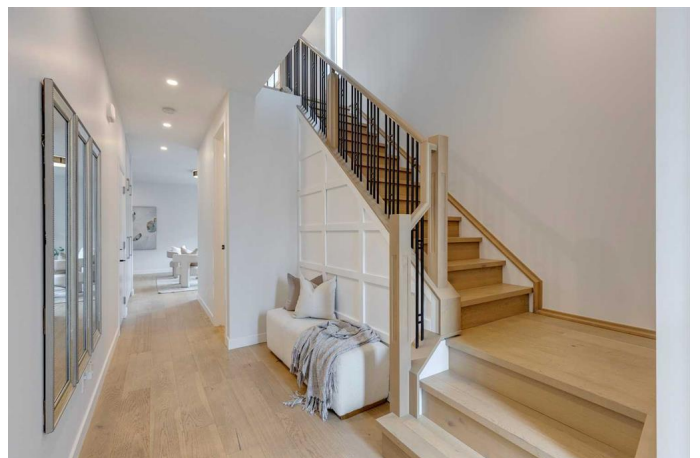
MLS® #A2246928

\$775,000

2 Bedroom, 4.00 Bathroom, 2,431 sqft
Residential on 0.04 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY AUG 16 FROM 12-3PM Discover luxury, space, and versatility at 941 38 Street SW—a rare gem inner-city! The workmanship and quality in this executive level home are impeccable. This sophisticated corner-unit townhome spans over 2,400sqft of above-grade living across three meticulously appointed levels. Enjoy the elegance of white oak engineered hardwood floors, triple-glazed windows, ten-foot ceilings and in-floor hydronic heating, paired with the comfort of air conditioning throughout. The main level impresses with its flexible layout—perfect for a home office, studio, or optional third bedroom—with a full bath and MC-2 zoning for business use. The luxurious chef's kitchen boasts granite counters with a modern backsplash, silk granite sink with upgraded sensed faucet, soft-close cabinetry, stainless-steel appliances and a large pantry. Entertain or unwind by the floor-to-ceiling tiled fireplace in the open-concept living space. Retreat to your primary suite, featuring nine-foot tray ceiling, a spacious walk-in closet, and a luxurious 5-piece ensuite. The second bedroom easily accommodates all your wardrobe needs and has a beautiful additional en-suite bathroom. A spacious upper floor laundry room equipped with an upgraded washer and dryer set complete this space. Additional perks include large windows throughout offering an abundance of natural light, two outdoor spaces to entertain with natural gas hookups, a dog



run, solid interior core doors throughout, custom light fixtures and railing, heated garage with aggregate concrete driveway parking and a coveted corner lot situated just minutes from downtown. This home is the ideal blend of luxury, functionality, and location—perfect for discerning buyers seeking the ultimate work-from-home lifestyle or entrepreneurs looking for a rare investment opportunity. Book your private viewing today!

Built in 2020

Essential Information

MLS® #	A2246928
Price	\$775,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,431
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	941 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T4

Amenities

Amenities	None
Parking Spaces	2

Parking Front Drive, Heated Garage, Single Garage Attached, Aggregate
of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Wet Bar

Appliances Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Basement None

Exterior

Exterior Features Balcony, Dog Run, Private Entrance

Lot Description Corner Lot, Dog Run Fenced In, Landscaped, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 7

Zoning M-C2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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