

\$725,000 - 941 38 Street Sw, Calgary

MLS® #A2246928

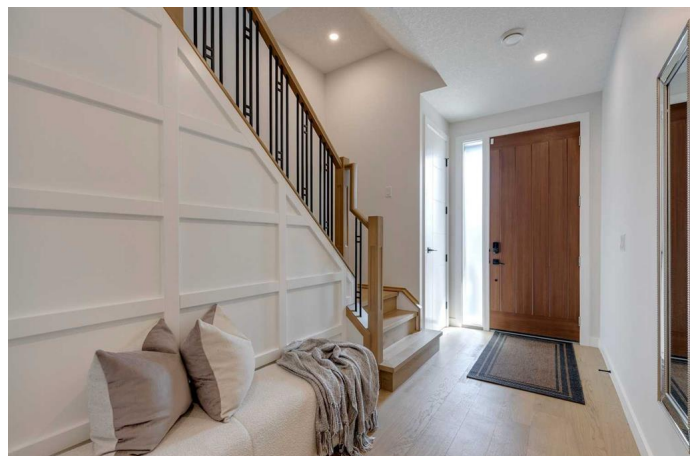
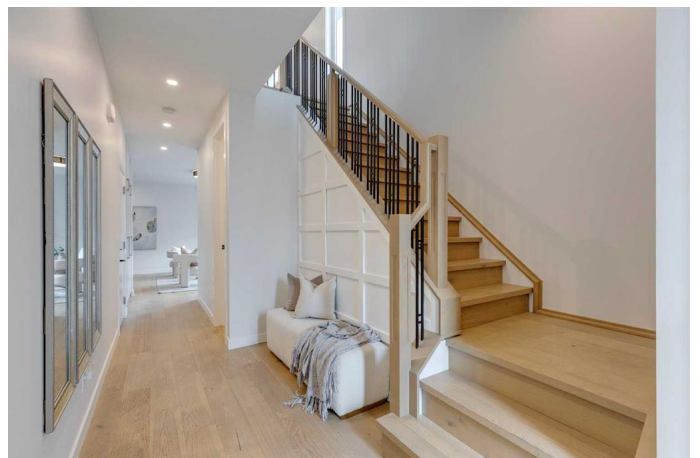
\$725,000

2 Bedroom, 4.00 Bathroom, 2,431 sqft

Residential on 0.04 Acres

Rosscarrock, Calgary, Alberta

PRICE REDUCTION \$50,000 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	\$725,000
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	Heated Garage, Single Garage Attached, Aggregate, Front Drive
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Vinyl Windows, Central Vacuum, Sump Pump(s), 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, Private Entrance, Dog Run
Lot Description	Corner Lot, Landscaped, Level, Low Maintenance Landscape, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	29
Zoning	M-C2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.