

\$1,069,900 - 906 39 Street Sw, Calgary

MLS® #A2247249

\$1,069,900

5 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.07 Acres

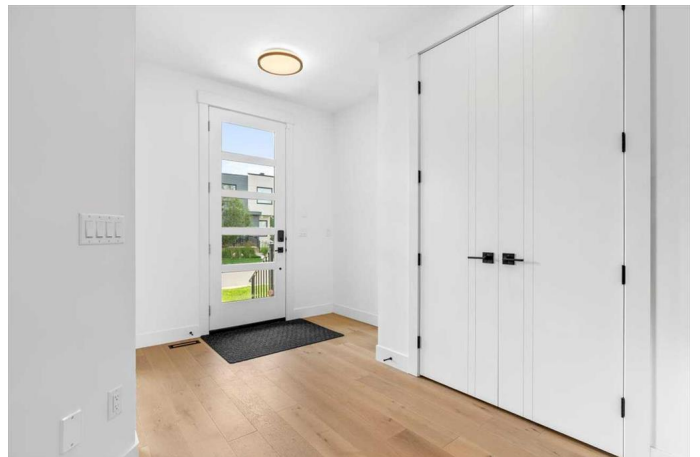
Rosscarrock, Calgary, Alberta

LUXURY LIVING | EXTRA-DEEP LOT |
LEGAL 2-BEDROOM SUITE

Tucked away on a picturesque, tree-lined street just minutes from the heart of downtown, this exquisite semi-detached home offers the perfect balance of serene living and vibrant urban energy. Here, refined elegance meets everyday comfort – with the added bonus of exceptional income potential.

Situated on an extra-deep lot, this property boasts a rare and expansive backyard – a true private sanctuary in the city. Whether you’re hosting summer soirées, unwinding by a fire pit, or letting the kids play freely, you’ll appreciate the space and privacy.

Inside, the open-concept main floor was designed for both grand entertaining and effortless day-to-day living. A spacious front office with oversized windows provides a bright, inspiring environment for remote work, creative projects, or study – perfectly positioned to keep work-life balance in check. The chef’s kitchen is a showpiece, featuring an oversized quartz island, professional-grade KitchenAid appliances, and flawless finishes that inspire culinary creativity. The living room is anchored by a striking feature fireplace, framed by oversized windows that flood the space with natural light. Patio doors seamlessly connect your indoor



space to the east-facing backyard, perfect for morning coffee or evening gatherings.

Upstairs, the primary retreat is your personal haven – complete with a walk-in closet and a spa-inspired ensuite that feels like a five-star getaway. Two additional bedrooms are joined by a versatile bonus room, perfect as a media lounge, playroom, or second home office. A stylish main bath and a fully equipped laundry room with sink and storage complete the upper level.

The lower level is a fully legal 2-bedroom suite with a private entrance, its own kitchen, laundry, and living space – ideal for generating rental income, hosting extended family, or accommodating long-term guests in complete privacy.

Luxury touches are everywhere: a roughed-in three-zone built-in speaker system, security cameras, alarm system, central vacuum, and a 200-amp EV-ready electrical panel.

This is more than a home – it’s an opportunity to live the lifestyle you’ve been waiting for. Book your private showing today and discover the unmatched blend of luxury, location, and versatility.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2247249 |
| Price | \$1,069,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,090 |

| | |
|------------|------------------------|
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 906 39 Street Sw |
| Subdivision | Rosscarrock |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 1T9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 8th, 2025 |
| Days on Market | 1 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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