

\$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

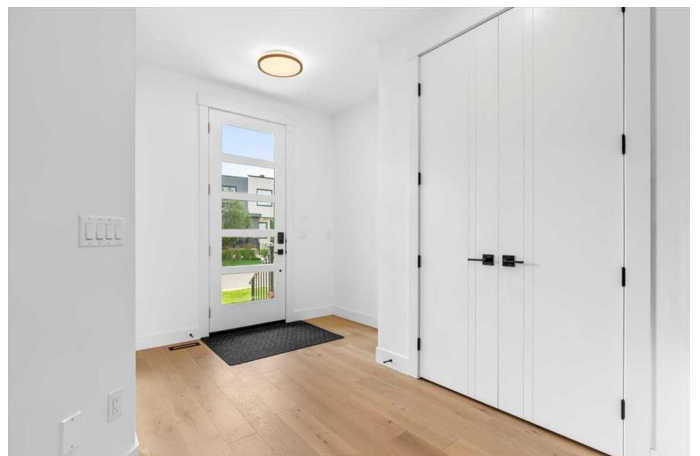
Rosscarrock, Calgary, Alberta

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	Semi 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	30
Zoning	M-C1

Listing Details

Listing Office	KIC Realty
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