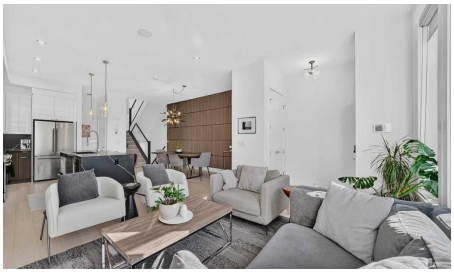
1 940 38 Street SW

Calgary | Active | MLS® A2348655

$729,400









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2021**	**1,448 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Welcome to this exceptional luxury residence, a former builder show suite, offering three bedrooms, including two appointed upper level bedroom suites, each with its own private ensuite and walk in closet, a bright main floor den or flex room, 3.5 bathrooms and more than 2,000 square feet of developed living space, including the finished basement. This home offers an impressive sense of scale, privacy and separation between living areas. Soaring 10 foot ceilings, elegant glass railings and a sophisticated open concept design connect the main level and upper living spaces.
A WEST facing, gated private patio extends the living space outdoors, providing an inviting setting for entertaining, unwinding and enjoying the warm glow of afternoon and evening light.
The thoughtfully designed main level begins with an open concept kitchen, living and dining area. The beautifully appointed kitchen is anchored by a substantial island with elegant waterfall edges, offering generous preparation space and comfortable seating. European Blomberg appliances, a sleek Silgranit sink and custom cabinetry and pantry enhance its sophisticated design and everyday functionality. The adjacent living area is centered around a striking floor to ceiling fireplace finished with a solid marble slab surround, with custom cabinetry creating a dramatic focal point.
A spacious dining area features a custom walnut wall, providing an inviting setting for family meals and memorable gatherings. The bright main floor den or flex room easily adapts to a polished home office, exercise room or playroom.
A striking vaulted stairway with elegant glass railings creates a dramatic architectural transition to the upper floor.
The upper level features 10 foot ceilings, two generous bedroom suites and a dedicated laundry room. The primary retreat features a custom walk in closet and spa inspired ensuite with a freestanding soaker tub, custom shower, large dual vanity and skylight. The second bedroom boasts a spacious walk in closet and private ensuite. The laundry room features custom cabinetry, abundant storage, quartz countertops and a Silgranit sink.
A discreet powder room and custom designed mudroom are separated from the main floor, creating an elegant and functional transition to the attached garage.
The finished basement has a spacious family room for relaxing, while the wet bar adds convenience and sophistication for hosting guests. The additional bedroom features a generous walk in closet, complemented by a beautiful full bathroom. Expansive storage space, separate from the utility room, accommodates seasonal items and household essentials.
Thoughtful finishing touches include heated bathroom floors, built in speakers, backlit mirrors with integrated sound, solid core 8 foot doors, under vanity lighting and a security system.
The location is equally impressive, with downtown easily accessible via Bow Trail and the LRT station just a short walk from your door.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348655
Bedrooms	3
Bathrooms	4

Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,448 sq. ft.
Main Level Finished Area:	688 sq. ft.
Upper Level Finished Area:	759.6 sq. ft.
Below Grade Finished Area:	720 sq. ft.
Condo Fee:	$465.67
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Snow Removal
Lot Area:	6,253 sq. ft.
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2011620
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Composite Siding, Concrete
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Marble
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Rosscarrock

Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Office · 8'10" × 7'2" ·
Main Floor	Dining Room · 16'1" × 6'11" ·
Main Floor	Eat in Kitchen · 13'11" × 8'5" ·
Main Floor	Living Room · 15'1" × 12'11" ·
Main Floor	Entrance · 5'3" × 4'10" ·
Upper Level	Bedroom · 12'7" × 9'10" ·
Upper Level	Laundry · 6'5" × 5'1" ·
Upper Level	Walk-In Closet · 6'11" × 5'5" ·
Upper Level	Bedroom - Primary · 13'11" × 13'8" ·
Upper Level	Walk-In Closet · 7'1" × 3'1" ·
Basement	Game Room · 29'1" × 9'5" ·
Basement	Mud Room · 5'9" × 4'8" ·
Basement	Storage · 14' × 6'8" ·
Basement	Furnace/Utility Room · 7'4" × 6'9" ·
Basement	Family Room · 17'10" × 13'9" ·
Basement	Bedroom · 14' × 11'10" ·
Basement	Walk-In Closet · 9'11" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Other, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-940-38-street-sw-calgary-a2348655/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.