1027 39 Avenue NW

Calgary | Active | MLS® A2345056

$1,689,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**2,014.63 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

....Exceptional design, impressive scale, and refined comfort define this custom-built luxury BUNGALOW in Calgary's established Cambrian Heights community. Just one year old, this four-bedroom residence offers nearly 4,000 sq. ft. of beautifully finished living space, blending striking architectural details with thoughtful features for everyday living.

Soaring 12-14 ft. ceilings create an impressive sense of openness, while hardwood floors and a floor-to-ceiling granite fireplace bring warmth and character to the main living area. Designed for both entertaining and daily enjoyment, the chef's kitchen features an expansive quartz waterfall island, premium appliances, and a butler's pantry with a second refrigerator and microwave.

The primary suite offers a private retreat, complete with a custom walk-in closet and a spa-inspired ensuite featuring heated porcelain tile floors, a steam shower, a freestanding soaker tub, and a smart toilet.

The fully finished lower level extends the home's inviting atmosphere with in-floor heating, two additional bedrooms, a theatre/media room, a wet bar, a dedicated computer area, and flexible space for a home gym or hobbies. Whether hosting guests, enjoying a movie night, or working from home, there is room to make every day your own.

Outside, the generous landscaped lot offers a spacious deck, patio lighting, and an outdoor gas fireplace-an inviting setting for relaxed evenings and memorable gatherings. An oversized, insulated and drywalled double garage completes the property.

Ideally located near Confederation Park, with convenient access to Nose Hill Park, schools, shopping, cafés, the University of Calgary, and SAIT, this exceptional home combines the comfort of an established northwest neighbourhood with easy access to downtown. A distinctive opportunity to enjoy nearly new bungalow living without compromising on space, style, or location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345056
Bedrooms	4
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	2,014.63 sq. ft.
Main Level Finished Area:	2,014.63 sq. ft.
Below Grade Finished Area:	1,895.75 sq. ft.
Acreage:	No
Lot Area:	5,951 sq. ft.
Lot Frontage:	84'5"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	5971HB
Heating:	High Efficiency, In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Mixed, Other, See Remarks
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Cambrian Heights
Appliances:	Bar Fridge, Dishwasher, Disposal, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 19' × 14'6" ·
Main Floor	Living Room · 20' × 16' ·
Main Floor	Laundry · 9'2" × 6'6" ·
Main Floor	Pantry · 9'3" × 6'6" ·

Main Floor	Bedroom - Primary · 13'5" × 13' ·
Main Floor	Bedroom · 12' × 11'6" ·
Main Floor	Dining Room · 14' × 12' ·
Main Floor	Foyer · 12' × 8'5" ·
Main Floor	Mud Room · 9'1" × 6'11" ·
Basement	Family Room · 20' × 17' ·
Basement	Flex Space · 13'1" × 11'10" ·
Basement	Bedroom · 13'4" × 11'10" ·
Basement	Game Room · 22' × 14'7" ·
Basement	Storage · 7'10" × 5'4" ·
Basement	Bedroom · 13' × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Track Lighting, Wet Bar
Exterior Features:	Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1027-39-avenue-nw-calgary-a2345056/

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