3130 39 Street SW

Calgary | Active | MLS® A2317751

$899,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**1,740 sq. ft.**

Your next move starts with a conversation.

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Listed by LPT Realty

A closer look

BRAND-NEW LUXURY INFILL IN GLENBROOK | ANTICIPATED COMPLETION DECEMBER 1, 2026! Discover the perfect blend of modern elegance, exceptional craftsmanship, and thoughtful design in this stunning semi-detached home offering 2,429 sq. ft. of beautifully finished living space across three levels.

Step inside to an impressive open-concept main floor featuring soaring 10-foot ceilings, oversized windows, and an abundance of natural light. A versatile front flex space offers the perfect home office or sitting area, while the spacious living and dining areas are anchored by an elegant gas fireplace. The chef-inspired kitchen is a true showpiece, featuring premium quartz countertops, ceiling-height cabinetry, an oversized island, and a complete appliance package-perfect for both everyday living and entertaining.

Upstairs, the luxurious primary retreat features a spacious walk-in closet and spa-inspired ensuite with a freestanding soaker tub and fully tiled glass shower. Two additional generous bedrooms, a beautifully appointed 5-piece bathroom, and convenient upper-floor laundry complete this thoughtfully designed level.

The fully developed basement offers exceptional versatility with a spacious recreation room, custom millwork, a stylish wet bar, fourth bedroom, and 3-piece bathroom-ideal for entertaining, guests, or extended family.

Outside, enjoy a professionally landscaped yard, double detached garage, and striking contemporary exterior with low-maintenance finishes. Perfectly situated in the sought-after community of Glenbrook, you’re minutes from downtown Calgary, excellent schools, parks, shopping, restaurants, and transit.

ONE SIDE ALREADY SOLD! Don’t miss your opportunity to secure the remaining home in this exceptional new development.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2317751
Bedrooms	4
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,740 sq. ft.
Lot Area:	2,695 sq. ft.
Lot Frontage:	22'6 1/8 "
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	6795AC
Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Wood Frame, Wood Siding

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Other
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Built-In Oven, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 19'3" × 10'9" ·
Main Floor	Dining Room · 12' × 9'11" ·
Main Floor	Entrance · 6'8" × 5'5" ·
Main Floor	Mud Room · 7'6" × 5'8" ·
Main Floor	Living Room · 12'4" × 11'6" ·
Upper Level	Walk-In Closet · 7'11" × 5'4" ·
Upper Level	Bedroom · 10' × 9'11" ·

Upper Level	Bedroom - Primary · 14' × 11'11" ·
Upper Level	Bedroom · 10' × 9'11" ·
Upper Level	Laundry · 6' × 3'3" ·
Basement	Family Room · 16'11" × 13' ·
Basement	Other · 9'4" × 5'1" ·
Basement	Furnace/Utility Room · 9'3" × 8'1" ·
Basement	Bedroom · 11'6" × 8'9" ·
Basement	Walk-In Closet · 5' × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Jun 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3130-39-street-sw-calgary-a2317751/

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

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