

2810 38 Street SW  
Calgary, Alberta

MLS # A2300128



## \$949,000

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2 x Washer, 2x Dryer, Hood Fan,

Welcome to this beautifully designed semi-attached home offering over 2,800 sq ft of professionally finished living space, thoughtfully crafted with elevated finishes and functional design throughout. Featuring 5 bedrooms and 3.5 bathrooms, including a fully legal 2-bedroom basement suite with separate entrance, this property offers exceptional flexibility for extended family or income potential. The main level showcases wide plank engineered oak flooring, extensive custom cabinetry, elegant wall paneling, and custom LED accent lighting that creates a refined yet inviting atmosphere. Large west-facing windows flood the home with natural light, enhancing the open and airy layout. The family room, seamlessly connected to the kitchen, is anchored by a stunning tile-covered gas fireplace. A dedicated main floor office with custom built-ins provides an ideal work-from-home space. At the rear entry, you'll find a spacious mudroom complete with additional custom cabinetry and built-ins for practical organization. Upstairs features three generously sized bedrooms, including a luxurious primary retreat. The spa-inspired ensuite offers heated floors and an oversized steam shower for ultimate comfort. A versatile loft area adds valuable additional living space and perfect as a media room, study area, or lounge. Convenient upper-floor laundry and a full-bathroom completes the level. Built with comfort and efficiency in mind, the home includes triple pane windows for enhanced energy performance and year-round comfort. The basement level contains a fully contained legal 2-bedroom suite with a full bathroom, kitchen and own laundry room. This is a rare opportunity to own a meticulously finished property that blends sophisticated design, functionality, and income potential in one exceptional package.\*\* The property next door, 2812 is also available.\*\*