

# \$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

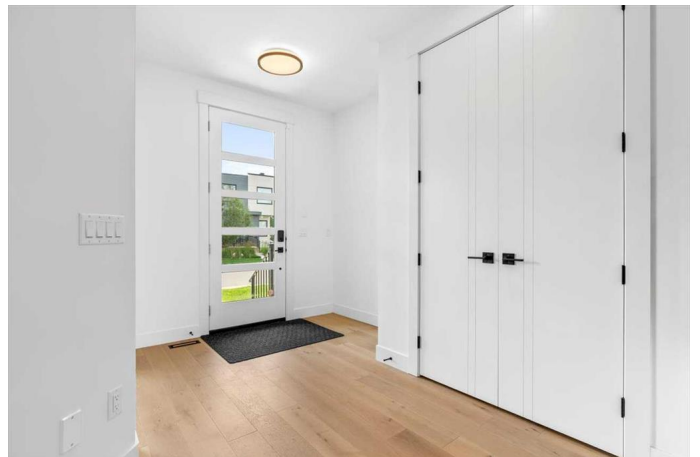
Rosscarrock, Calgary, Alberta

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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