

# \$1,749,000 - 1027 39 Avenue Nw, Calgary

MLS® #A2261490

**\$1,749,000**

4 Bedroom, 3.00 Bathroom, 2,015 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Executive Luxury Home

CUSTOM BUILT- 4 bedroom bungalow with nearly 4,000 sq ft of living space. Features include 12"14 ft ceilings, chef's kitchen with gorgeous huge quartz island & butler's pantry, spa-inspired ensuite, fully finished basement with theatre & wet bar, computer area, exercise room.... Large landscaped lot in the prestigious Cambrian Heights community with outdoor gas fireplace, and oversized double garage. Close to Confederation Park, schools & downtown.

Perfect for corporate executives, professionals, or families seeking a premium lifestyle just minutes from downtown.

Key Features Inside:

Grand Open Concept with 12"14 ft ceilings, hardwood floors, and a floor-to-ceiling granite fireplace.

Chef's Kitchen with quartz waterfall island, premium appliances & butler's pantry (2nd fridge + microwave).

Primary Retreat with spa-inspired ensuite: heated porcelain tile, steam shower, smart toilet, soaker tub & custom walk-in closet.

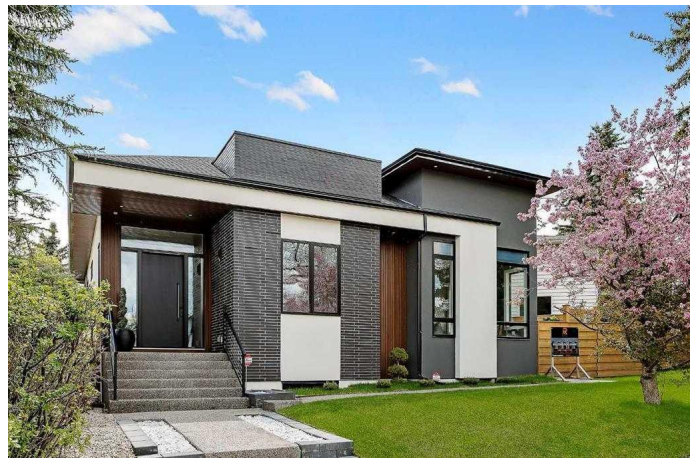
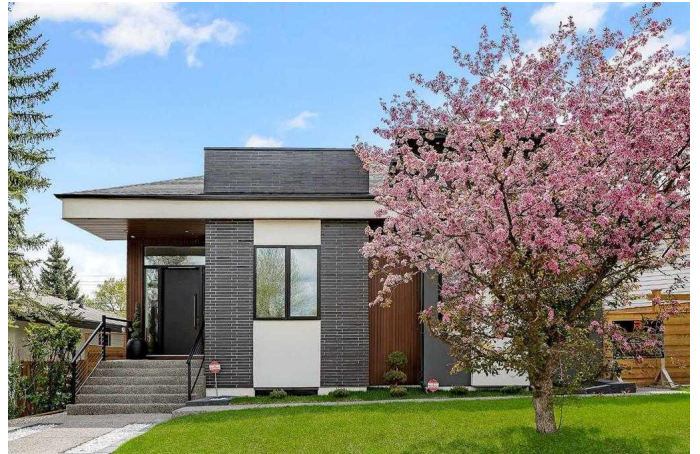
Fully Developed Basement: theatre/media room, wet bar, gym/flex space, 2 bedrooms, in-floor heated floors.

Outdoor Living: landscaped yard, large deck, patio lighting & outdoor gas fireplace

Oversized Double Garage (insulated & drywalled).

Location Advantages:

Green Space Access: Steps to Confederation



Park & minutes to Nose Hill Park – ideal for jogging, cycling & outdoor activities. Excellent Schools Nearby: Access to top-rated elementary & secondary schools, plus short drive to University of Calgary & SAIT. Convenient Transit & Commute: Multiple bus routes & easy access to 10th Street & 14th Street for quick downtown commute.

Lifestyle Amenities: Close to shopping, caf s, golf courses & community recreation facilities.  
Prestigious, Quiet Neighbourhood: Safe, family-friendly & highly desirable NW Calgary location.

Built in 2025

**Essential Information**

MLS� #	A2261490
Price	\$1,749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,015
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1027 39 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2K 0E2

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Double Y  
Home, No Smoking Home,  
See Remarks, Separate Entr  
Appliances Dishwasher, Dryer, Garage  
Hood, Refrigerator, Washer,  
Heating High Efficiency, In Floor, Forc  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features Lighting, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie  
Shaped Lot, Private  
Roof Asphalt Shingle  
Construction Mixed, See Remarks, Other  
Foundation Poured Concrete

### Additional Information

Date Listed October 1st, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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