

\$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'x14 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'x14 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.

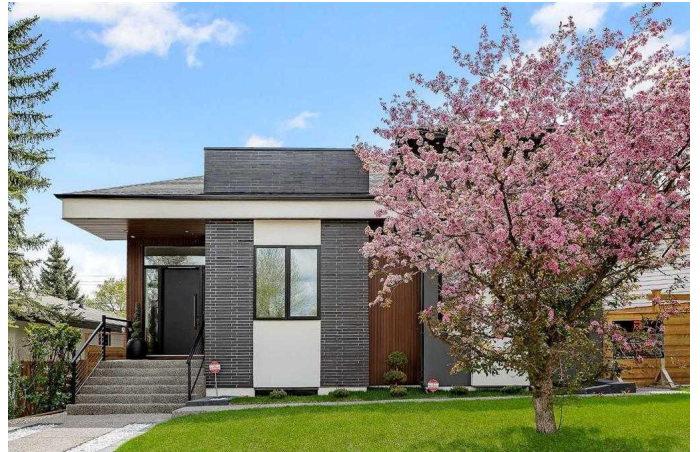
Fully Developed Basement: theatre/media room, wet bar, gym/flex space, 2 bedrooms, in-floor heated floors.

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

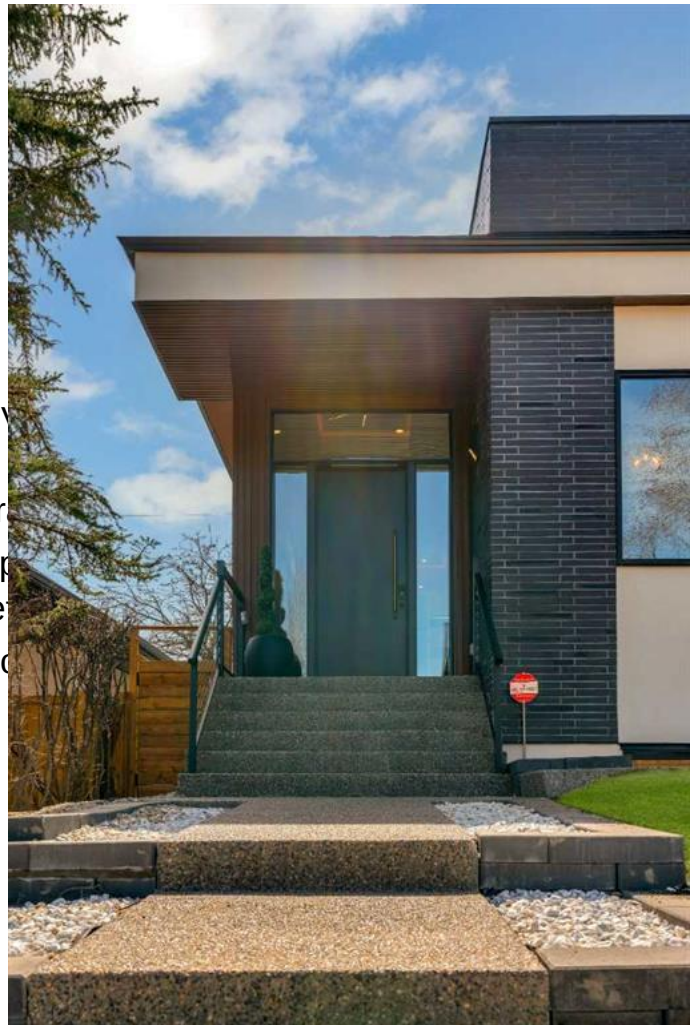
Postal Code T2K 0E2

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 Bar Fridge, Dishwasher, Disp
Microwave, Range Hood, Re
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, Other, See Remarks
Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025
Days on Market 5
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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