

# \$949,900 - 3511 40 Street Sw, Calgary

MLS® #A2218304

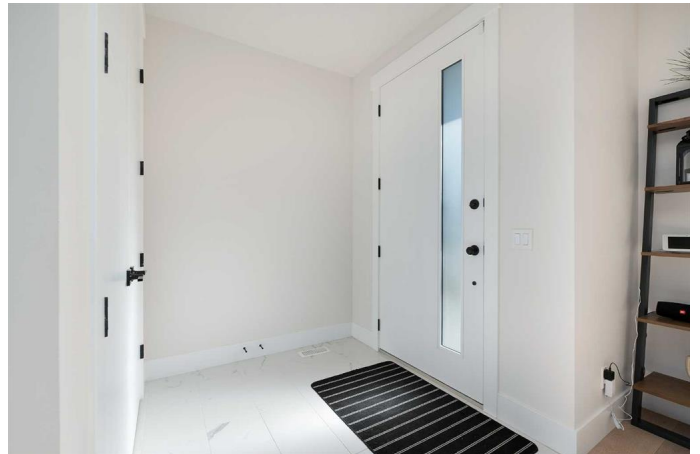
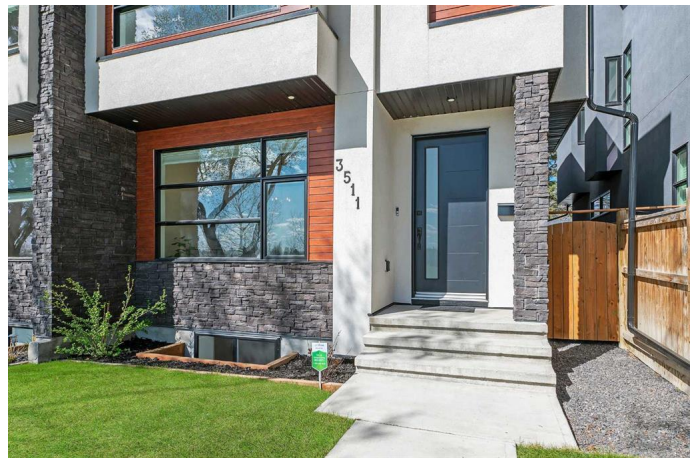
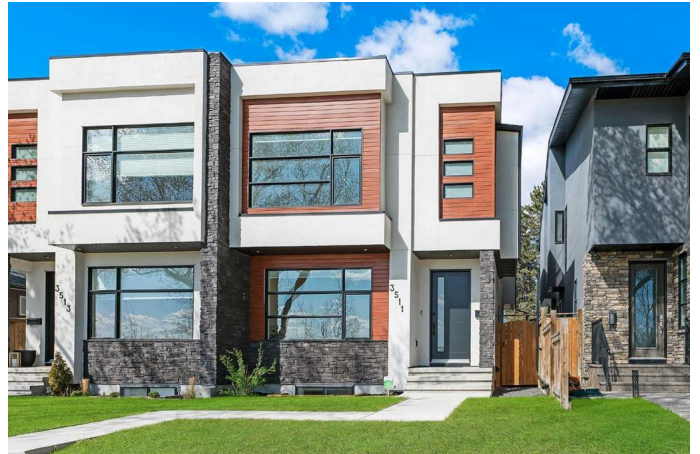
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Located across from a greenspace, this sleek & bright 3+1 bedroom home in the mature community of Glenbrook offers over 2,800 sq ft of developed living space with a modern farmhouse vibe. The open main level presents wide plank hardwood floors, high ceilings & is illuminated by recessed lighting & stylish light fixtures, showcasing a spacious front dining area which flows effortlessly into the chef-inspired kitchen tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room anchored by a feature fireplace surrounded by built-ins is adjacent to the kitchen, creating a perfect entertaining space. A 2 piece powder room & mudroom with convenient built-in storage complete the main level. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink & storage. The primary retreat boasts a walk-in closet & dazzling 5 piece ensuite with heated floors, dual sinks, soothing jetted tub & separate shower. Basement development with roughed in in-floor heat, introduces a large family/media room with wet bar, fourth bedroom & 4 piece bath. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. This home provides an incredibly convenient location, close to schools, parks, grocery stores, hardware stores, gyms, movie theatres, public transit & has easy access to Richmond Road, 33rd Avenue & 37th Street.



Built in 2019

## Essential Information

MLS® #	A2218304
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	3511 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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