

# \$938,500 - 3704 42 Street Sw, Calgary

MLS® #A2239107

**\$938,500**

4 Bedroom, 4.00 Bathroom, 1,992 sqft  
Residential on 0.07 Acres

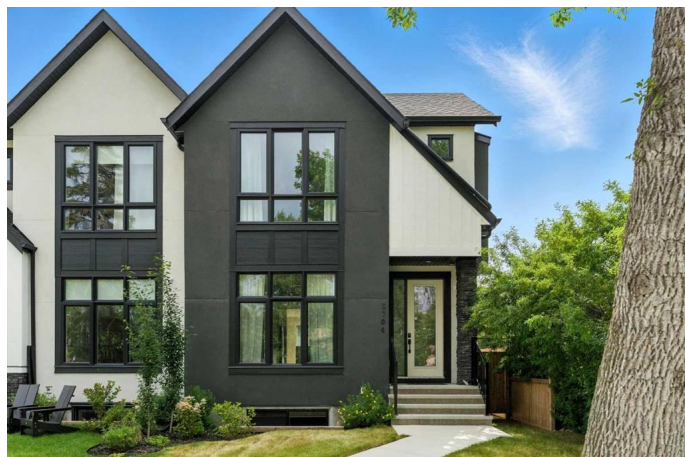
Glenbrook, Calgary, Alberta

Experience modern elegance in the heart of Glenbrook! This luxurious infill is perfectly positioned on a quiet corner lot in one of Calgary's most desirable inner-city neighborhoods. Blending contemporary farmhouse style with high-end finishes and thoughtful design, this home offers over 2,850 sq.ft. of beautifully crafted living space.

From the moment you arrive, you'll be captivated by the striking curb appeal, mature trees, and lush landscaping that surround the home. The location is unmatched—steps from a sprawling park with playgrounds, tennis and basketball courts, and just a short walk to Signal Hill Centre, Westbrook Mall, schools, local restaurants, transit, and more.

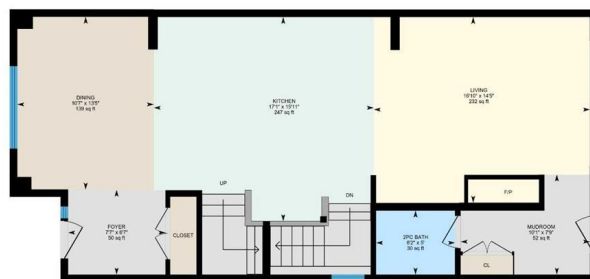
Inside, the functional and stylish floor plan features engineered hardwood floors, soaring ceilings, and abundant natural light. The chef-inspired kitchen extends over 10 feet and boasts a large quartz island, premium stainless steel appliances, custom cabinetry, and a built-in pantry—ideal for both daily living and entertaining. The bright living room offers a cozy yet spacious atmosphere with a custom media wall, a sleek gas fireplace, and dual sliding patio doors that lead out to your private, landscaped backyard.

Upstairs, the primary retreat impresses with a spa-like ensuite complete with dual sinks, a freestanding soaker tub, and a large walk-in



3704 42 St SW, Calgary, AB

Main Floor Exterior Area 942.00 sq ft  
Interior Area 896.04 sq ft



0 4 8

PREPARED: 2025/07/10

While regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

closet with built-ins. Two additional bedrooms, a bonus/flex room, and a full laundry room with cabinets and sink complete the upper level.

The finished basement is designed for entertainment and versatility, featuring a spacious rec room with wet bar and media wall, a fourth bedroom with walk-in closet, a full bathroom, and a flex room—perfect for a home office, playroom, or gym. The basement is also roughed-in for heated flooring for year-round comfort.

Additional upgrades include air conditioning, roughed-in central vac, security cameras, built-in speakers (3 zones), an alarm system, and a detached double garage.

Discover refined inner-city living in Glenbrook—where comfort, style, and convenience meet.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239107               |
| Price          | \$938,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,992                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 3704 42 Street Sw |
|---------|-------------------|

|             |           |
|-------------|-----------|
| Subdivision | Glenbrook |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T3E 3N1   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In                         |
| Heating           | Forced Air                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | None                                                                      |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt                                                                   |
| Construction      | Stone, Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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