

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

MLS® #A2218304

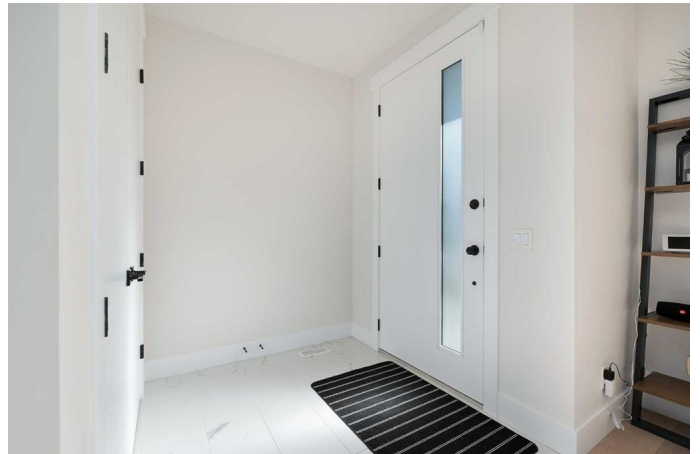
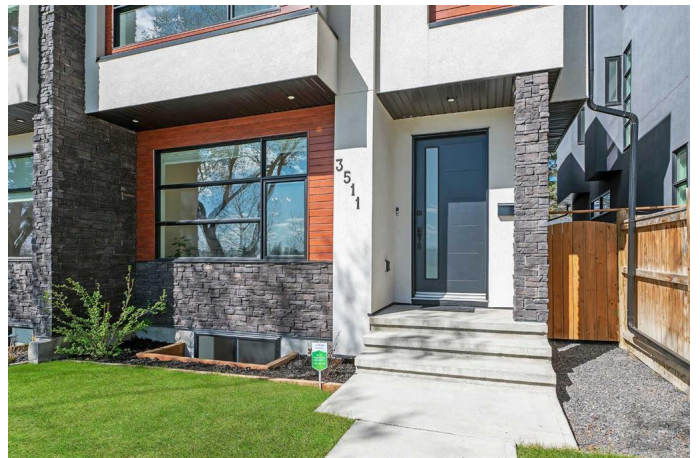
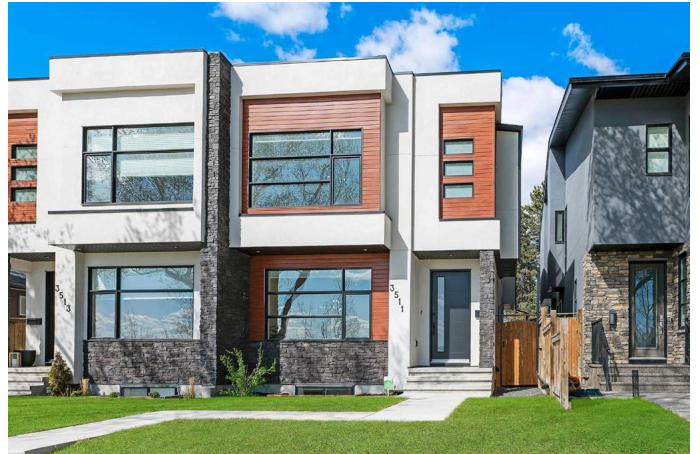
**\$949,900**

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 | 4             |
| Zoning         | R-CG          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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