

\$1,068,000 - 3531 40 Street Sw, Calgary

MLS® #A2220880

\$1,068,000

5 Bedroom, 4.00 Bathroom, 1,953 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Are you looking for a builder who brings together luxury, lifestyle, and attention to detail—all in one of Calgary's most desirable inner-city communities? Welcome to 3531 40 Street SW, a true masterpiece by Edge Luxury Homes Ltd., situated in the heart of Glenbrook, directly across from green space and steps to parks, schools, and all the inner-city conveniences you could ask for. This custom-built luxury infill delivers sophisticated design and everyday comfort in equal measure. Fully finished, professionally landscaped, fenced, and turn-key ready, it's the kind of home that makes an impression from the moment you walk up. Step inside to soaring 10' ceilings, oversized floor-to-ceiling windows, rich hardwood flooring, and a thoughtful floorplan that checks every box. The main floor includes a dedicated home office/den, ideal for remote work or quiet study. The chef-inspired kitchen is the true heart of the home, showcasing dual-tone custom cabinetry, sleek quartz countertops, a waterfall island, premium appliances, and stylish glass-front feature cabinets. A spacious dining area and elegant living room flow seamlessly together, while the stunning full-height rear door floods the space with natural light and creates the perfect indoor-outdoor entertaining vibe. Upstairs, the vaulted primary suite offers a serene retreat with a walk-in closet and a spa-worthy ensuite: double vanities, soaker tub, walk-in shower with steam rough-in, and



heated tile floors. Two more spacious bedrooms, a full 4-piece bath, and an upper laundry room with built-in sink and cabinetry complete the level.

The fully legal 2-bedroom basement suite features its own private side entrance, full kitchen, durable LVP flooring, separate laundry room, and is perfectly set up for extended family, guests, or added rental income.

Enjoy summer evenings and weekend BBQs in your fully fenced and landscaped backyard, featuring an oversized rear deck designed for outdoor lounging and dining. The double detached garage rounds out this incredible offering.

If you value thoughtful design, timeless finishes, and a prime location that connects you to everything, this home is the one. Discover luxury, comfort, and versatility, all wrapped into one exceptional Glenbrook address.

Built in 2025

Essential Information

MLS® #	A2220880
Price	\$1,068,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,953
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3531 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Built-in Features, Double Vanity, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Level, See Remarks, Other
Roof	Asphalt Shingle
Construction	Other, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.