

\$1,068,000 - 3533 40 Street Sw, Calgary

MLS® #A2240789

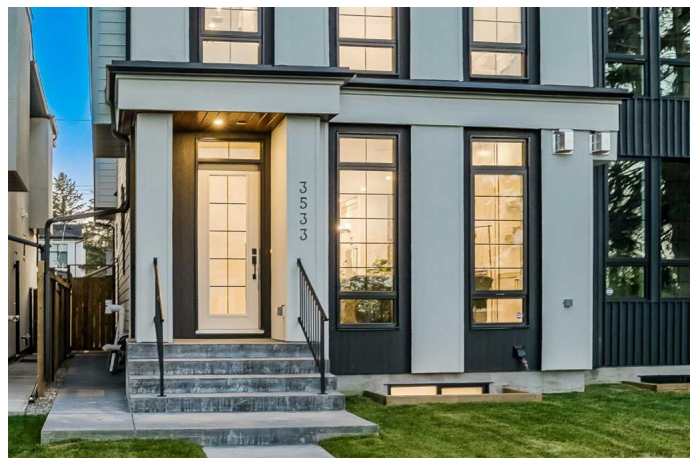
\$1,068,000

5 Bedroom, 4.00 Bathroom, 1,973 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Right Side SOLD – Only One Unit Left!
Welcome to 3533 40 Street SW, an exceptional new luxury infill crafted by Edge Luxury Homes – a builder renowned for meticulous craftsmanship, refined finishes, and thoughtful layouts. Located directly across from green space in the heart of Glenbrook, this home combines elegance, functionality, and income potential in one of Calgary’s most coveted inner-city neighbourhoods. The curb appeal is striking with a low-maintenance Hardie board and stucco exterior, clean architectural lines, and modern detailing. Step inside to discover a bright, open-concept floor plan featuring soaring 10’ ceilings, wide-plank hardwood flooring, and oversized windows that flood the home with natural light. The main floor offers a dedicated front-facing home office and a spacious living room with serene park views. The gourmet kitchen is a showstopper – complete with modern cabinetry, quartz countertops, high-end stainless steel appliances, and a large island perfect for entertaining. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with vaulted ceilings, walk-in closet, and a spa-inspired ensuite with heated tile floors, dual vanities, a soaker tub, and walk-in shower. A full 4-piece bath and convenient upper laundry complete the level. Downstairs, the 2-bedroom legal basement suite is ideal for rental income, multi-generational living, or extended guests. It features its own private side entrance, full



kitchen, separate laundry, and durable LVP flooring throughout. Enjoy warm summer days in your sunny west-facing backyard, with an oversized rear deck, perfect for BBQs and outdoor entertaining. The double detached garage, full landscaping, and fencing make this home 100% move-in ready. Only one unit remains – don’t miss your chance to own this standout property in a prime location close to parks, schools, shopping, and transit. This is elevated inner-city living at its finest.

Built in 2025

Essential Information

MLS® #	A2240789
Price	\$1,068,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3533 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J3

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Off

	Street
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Garden, Landscaped, Low Maintenance Landscape, Many Trees, Other, See Remarks, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.