

# \$899,900 - 3703 41 Street Sw, Calgary

MLS® #A2246645

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,809 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Fall head over heels for this show home condition luxury infill in Glenbrook! Immaculate two storey packed with high-end upgrades, this home is the perfect blend of modern style and everyday comfort. Step inside to soaring light-filled spaces, rich engineered hardwood, and designer touches at every turn. The gourmet kitchen is a chef's dream with quartz island with bar seating, premium stainless steel appliances, pot filler, walk-in pantry, and full-height cabinetry. The open-concept living area features a sleek gas fireplace and a wall of glass doors opening to your sunny, West-facing deck and beautifully landscaped backyard – perfect for BBQs, entertaining, and sunset evenings. Upstairs, your primary suite is a private retreat with a custom walk-in closet and a spa-like ensuite complete with soaker tub, glass shower, and private water closet. Two additional bedrooms, a stylish full bath, and an upper laundry room make family living effortless. A double detached heated garage, custom mudroom, and an fully finished basement with an additional bedroom, full bathroom and large recreation room with wet bar. All this, just minutes to downtown, top-rated schools, parks, and shopping.

Built in 2017

## Essential Information

MLS® #

A2246645



Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,809
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3703 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1L6

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Unison Realty Group Ltd.
----------------	--------------------------

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.