\$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.







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 9

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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