

# \$949,900 - 3133 40 Street Sw, Calgary

MLS® #A2218722

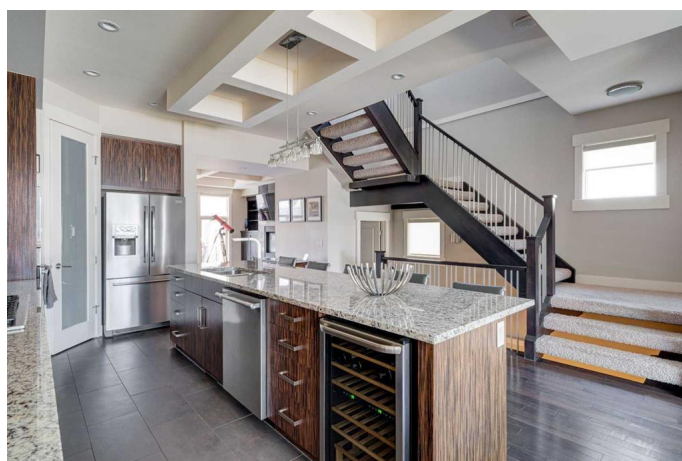
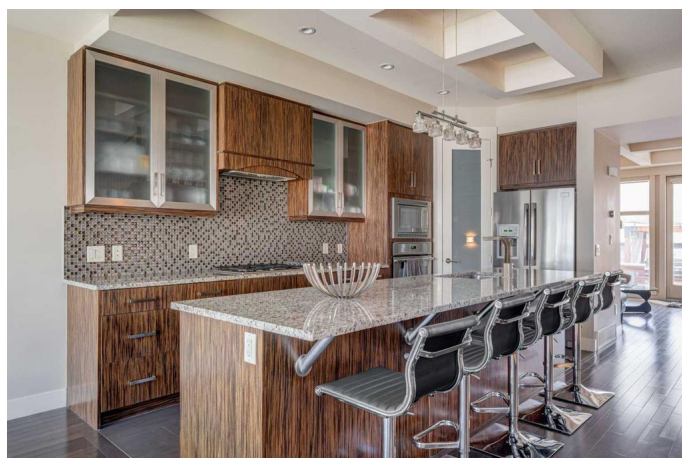
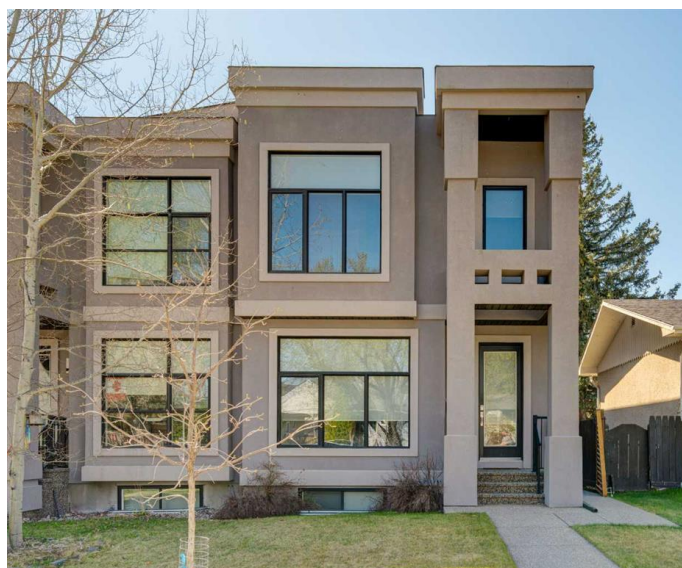
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,855 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Elegant and sophisticated home with a tranquil west-facing backyard oasis that includes an outstanding outdoor kitchen! This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming hardwood floors and lavish designer style. CENTRAL AIR CONDITIONING ensures your comfort in any season. Culinary adventures are inspired in the chef's dream kitchen featuring granite countertops, full-height soft-close cabinets, a gas cooktop, stainless steel appliances, a pantry for extra storage and a massive centre island to casually gather around. Easily entertain in the adjacent dining room with beautiful views of the treelined street. Floor-to-ceiling glass in the living room creates a bright and inviting space for relaxing in front of the focal fireplace flanked by built-ins. Coffered ceilings add to the glamour of this beautiful space. Ascend the open riser staircase to the upper level and retreat to the huge primary sanctuary with ample space for a sitting area, extra windows providing loads of natural light, grand vaulted ceilings, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and an indulgent STEAM SHOWER. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. An upper level laundry room with a sink and built-ins further adds to your convenience. Gather in the rec room in the finished basement and connect over movie and games nights, while IN-FLOOR HEATING



keeps toes warm and cozy. A 4th bedroom with a walk-in closet and another full bathroom are perfect for guests or a home office. The backyard is an outdoor lover's dream! The INCREDIBLE OUTDOOR KITCHEN is fully equipped for epic barbeques with a gas line, a sink, a grill station, built-ins, a sunshade, a bar fridge and even a pub-style bar area to convene around. A pergola covers the lower patio for a relaxing space to unwind, while a built-in firepit entices endless summer nights roasting marshmallows under the stars. Built-in irrigation means less upkeep for you! All privately nestled behind the double detached garage. Phenomenally located mere minutes from Richmond Road, West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as Westbrook Mall, Optimist Athletic Park, North Glenmore Park and Weasel Head. Transit, parks, playgrounds and schools are all within walking distance. A quick commute to MRU and downtown too. Truly an exceptional location for this beautifully upgraded, move-in ready home!

Built in 2011

### Essential Information

MLS® #	A2218722
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,855
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 3133 40 Street Sw  
Subdivision Glenbrook  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 3J8

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Outdoor Kitchen, Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025

Days on Market	64
Zoning	R-CG

## **Listing Details**

Listing Office	Charles
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