# \$1,074,900 - 3110 40 Street Sw, Calgary

MLS® #A2242722

## \$1,074,900

5 Bedroom, 4.00 Bathroom, 2,058 sqft Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Glenbrook's Finest! Step into a bright and inviting open-concept main floor where function meets elevated design. At the front of the home, a beautiful formal dining area sets the stage for stylish gatherings and elegant dinner parties. Just beyond, the chef-inspired kitchen boasts a massive waterfall quartz island, double-wide fridge, Bosch cooktop, wall oven, and dishwasher. Adjacent to the island, a thoughtful prep and storage area includes a built-in bar fridge and extended cabinets with convenient pull-out drawersâ€"keeping everything organized and within easy reach for seamless entertaining. Warm neutral tones, built-in ceiling speakers, and timeless finishes create the perfect backdrop for both daily living and hosting with ease. At the rear of the home, a cozy fireplace lounge flows effortlessly onto a sprawling east-facing deckâ€"ideal for enjoying quiet sunny summer mornings or relaxed evenings. Just off the kitchen, a spacious mudroom offers even more custom cabinetry to store your family's essentials. Upstairs, a versatile loft area offers the perfect spot for a home office or reading nook. The massive primary retreat features heated floors in the spa-inspired ensuite, and a deep soaker tub. Two additional generously sized bedrooms and a stylish four-piece bath complete the upper level. Downstairs, the home offers even more flexibility with a bright and spacious legal basement suite (pending final City of Calgary approval). Featuring two private bedrooms and a large open living area,







this level is ideal for extended family, guests, or future rental income. This home isn't just beautifully finishedâ€"it's a thoughtful investment in style, space, and long-term potential.

#### Built in 2025

#### **Essential Information**

MLS® # A2242722 Price \$1,074,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,058
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3110 40 Street Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E3J8

# **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description See Remarks
Roof Asphalt Shingle
Construction See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed July 25th, 2025

Days on Market 97

Zoning R-CG

# **Listing Details**

Listing Office The Real Estate District

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