

\$944,900 - 3133 40 Street Sw, Calgary

MLS® #A2218722

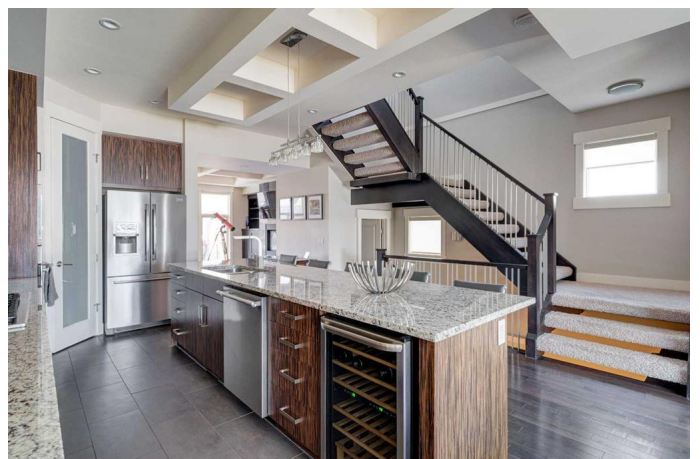
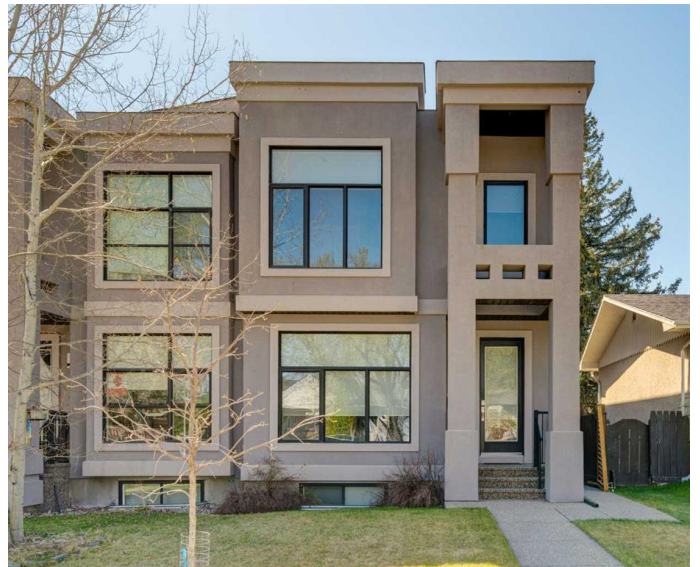
\$944,900

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	\$944,900
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
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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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Closet Organizers, Double Vanity, Granite Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Gas Cooktop, 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, Private Yard, Outdoor Kitchen
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
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Days on Market	90
Zoning	R-CG

Listing Details

Listing Office	Charles
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