# \$749,900 - 3310 40 Street Sw, Calgary

MLS® #A2232321

# \$749,900

5 Bedroom, 4.00 Bathroom, 1,599 sqft Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Glenbrook, where quality craftsmanship, comfort, and convenience come together effortlessly. Ideally located with quick access to Glenmore, Crowchild, and Sarcee Trail, this residence offers excellent connectivity across the city and sits within the walk zone of top-rated schools, including Holy Name and Glamorgan. Inside, you'll find gleaming hardwood flooring on the main and upper levels, complemented by elegant knock-down ceilings and abundant natural light from expansive west-facing bay windows. The main floor boasts impressive 9-foot ceilings and a spacious kitchen designed for culinary enthusiasts, featuring a dual fuel range with a gas cooktop. Stay cool all summer long with the comfort of central air conditioning. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The professionally developed basement adds versatility with two additional bedrooms and a custom built-in desk perfect for a home office, study area, or guest retreat. Outside, enjoy a beautifully landscaped and private backyard, ideal for relaxing or entertaining. Recent upgrades include a new roof installed in 2020 and new window sealed units in 2021. This is a rare opportunity to own a thoughtfully designed home in one of Calgary's most desirable communities. Don't miss your chance to make this Glenbrook gem yours!







## **Essential Information**

MLS® # A2232321 Price \$749,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,599 Acres 0.07 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 3310 40 Street Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E 3K2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features None

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 13

Zoning R-CG

# **Listing Details**

Listing Office 2% Realty

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