



GRASSROOTS
REALTY GROUP

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3529 40 Street SW
Calgary, Alberta

MLS # A2258021



\$895,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,828 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Veneer	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully updated and move-in ready 2-storey semi-detached home in desirable Glenbrook, offering 1,827 sq ft above grade plus an 825 sq ft fully finished basement. With 4 bedrooms and 4 bathrooms, this spacious home combines thoughtful design with modern updates throughout, including fresh paint on all levels (Aug 2025), new hardwood flooring on the main floor (2025), central air conditioning (2022), water softener (2022), and Leaf Filter gutter protection (2022). The main floor features a bright dining room with a picture window overlooking the green space and schoolyard across the street, a gourmet kitchen with granite countertops, gas stove, stainless steel appliances including a brand-new dishwasher, central island, and large walk-in pantry, plus a cozy living room with a gas fireplace and access to the west-facing deck and low-maintenance backyard with artificial turf. Upstairs, the west-facing primary suite offers a large walk-in closet and spa-inspired ensuite with dual sinks, soaking tub, and separate shower, complemented by two additional bedrooms, a full bath, and a convenient laundry closet. The fully finished basement extends the living space with high ceilings, a spacious rec room with built-in bar cabinet, a fourth large bedroom, full bathroom, and ample storage. Pride of ownership is evident in every detail, and the location is unbeatable—directly across from green space with sunny west-facing afternoons in the backyard. Open House: Saturday & Sunday, Sept 27 & 28, 11 am to 2 pm.