



3515 42 Street SW
Calgary, Alberta

MLS # A2285626



\$1,049,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,913 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Other, See Remarks	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Refrigerator x 2, Built-in Dishwasher x 2, Washer and Dryer x 2, Electric Stove, Microwave Hood Fan, Hood Fan, Built-in microwave, Built-in Wall Oven, Gas Countertop Stove, Garage Door Opener, Garage Door Remote x 2.

****OPEN HOUSE - Sat & Sun - March 28 & 29 - 12-2PM**** Welcome to this beautifully crafted new infill offering 6 bedrooms and 3.5 bathrooms across three fully developed levels, including a rare legal 3-bedroom basement suite. Out front features a large poured concrete patio to enjoy your morning coffee. Thoughtfully designed for growing families & multigenerational living, this home combines high-end finishings with exceptional functionality. With 9-foot ceilings on every level — including the basement —; a vaulted primary retreat, wide plank engineered hardwood throughout, & extensive custom built-ins on all levels, this property delivers luxury & flexibility. The legal suite offers outstanding versatility — ideal for older children, aging parents, or as a strong rental opportunity with potential income in the \$2,000/month range. The main level features a bright open-concept layout enhanced by coffered ceilings in the living room & faux wood beams in the kitchen. The designer kitchen showcases two-tone cabinetry with oak lowers and white uppers, a massive quartz waterfall island, professional appliances, gas cooktop with a pot-filler &+ built-in wall oven & microwave. Custom built-ins elevate the front entry, mudroom, & living room. the large patio doors lead to a spacious west-facing deck, perfect for evening sun. Gorgeous wide plank engineered hardwood flows seamlessly throughout all 3 floors. Upstairs offers three spacious bedrooms, including a stunning primary suite with vaulted ceilings. The spa-inspired ensuite features a huge walk-in shower with rain head & body jets, steam rough-in, deep soaker tub, & heated tile floors. Large primary walk-in closet with custom cabinets with drawers, shelving & hanging rods + a full mirror soon to be installed. A full bathroom serves the secondary bedrooms, one of which includes its own walk-in

closet. The oversized walk-in laundry room is thoughtfully designed with quartz folding counter, pre-wash sink, hanging rod + ample cabinetry. The fully legal lower suite has a private side entrance & was built with an expanded foundation beneath the deck to accommodate three well-sized bedrooms with large egress windows. Finished to the same quality as the main level, it includes custom built-ins, a modern kitchen with quartz island seating for 2–3, full stainless steel appliance package, spacious bathroom with additional storage, & a built-in entertainment unit. Separate high-efficiency furnace for up & down. Situated in the desirable southwest community of Glenbrook in Calgary, this home is surrounded by convenience. Multiple public, Catholic, and French immersion elementary schools are within a few minutes, + a public junior high school. You’ll enjoy easy access to numerous parks, playgrounds, & several nearby shopping areas, making daily errands effortless while maintaining the charm of an established, family-friendly neighbourhood.