



**3107 42 Street SW**  
**Calgary, Alberta**

**MLS # A2291430**



**\$849,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Garden, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N.A

Welcome to THE SEVEN, an exclusive collection of seven luxury three-storey townhomes nestled in the heart of Glenbrook, one of Calgary's most sought-after inner-city communities. With 4 bedroom/4.5 bath (3 ensuites) and Designed for elevated urban living, these homes blend modern architecture, refined finishes, and thoughtful design just minutes from downtown. Step inside to a spacious main floor where a generous living room welcomes you with striking herringbone flooring flowing throughout and a beautifully tiled fireplace that creates a warm, inviting focal point. The designer kitchen is built for both everyday living and entertaining, featuring a large statement island, built-in oven and microwave, gas cooktop, and a pantry for seamless storage. The adjacent dining area offers the perfect setting for hosting dinners or relaxed family meals, while the stylish powder room delivers a boutique-hotel inspired feel for guests. A functional mudroom is tucked away at the rear, offering a separate entrance to the backyard and detached garage. The second level features two expansive bedrooms, each with its own private ensuite and walk-in closet, providing comfort and privacy for family or guests. A dedicated laundry room with additional cabinetry adds convenience and smart storage. Occupying the entire third floor, the grand primary retreat is a true sanctuary. Enjoy vaulted ceilings, elegant wall sconces, and a statement hanging chandelier above the bed, along with direct access to a private balcony perfect for morning coffee or evening relaxation. The spa-inspired ensuite features a dual vanity, stunning tile work, and a glass-enclosed shower, while the walk-in closet is finished with custom shelving and built-in cabinetry. The fully developed basement expands the living space with a large recreation room, stylish wet bar with under-cabinet lighting to set the

mood, an additional bedroom, and a full bathroom—ideal for guests, entertaining, or movie nights. Outside, residents enjoy a shared landscaped green space leading to a detached garage, while the home’s exterior showcases a modern stucco facade accented with warm orange Hardie board details for striking curb appeal. Located in the vibrant community of Glenbrook, you’re just a short drive to downtown Calgary while enjoying the charm of established inner-city living, with nearby parks, schools, restaurants, and everyday amenities all within easy reach. Experience sophisticated design, modern comfort, and urban convenience at THE SEVEN.