

\$849,900 - 3730 44 Street Sw, Calgary

MLS® #A2088784

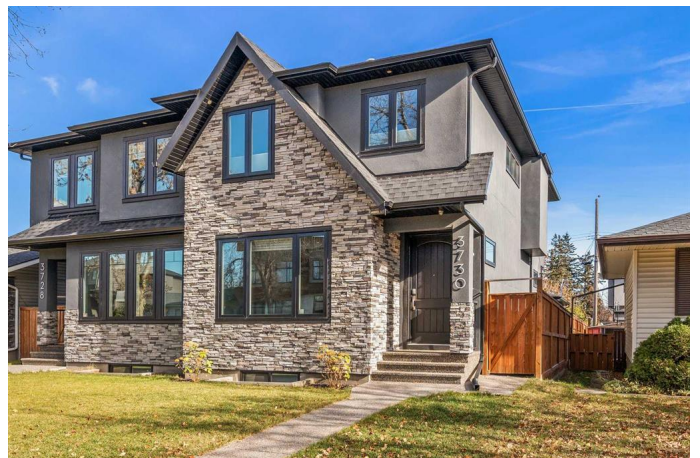
\$849,900

4 Bedroom, 4.00 Bathroom, 1,657 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

This ABSOLUTELY stunning west facing Inner-city home is completely customized and built with meticulous thought and unsurpassed quality. All three levels fully developed offer 2396 sq ft of luxury living. This fabulous home features four bedrooms and three and half bathrooms, large windows, and 9 ft ceilings with 8 foot doors on the main. The home offers engineered hardwood, upgraded lighting, built in shelving in all closets, maple railings, marble mosaic backsplash tile throughout, built in speaker system, gourmet kitchen with top of the line appliances with two built in ovens, two dishwashers, 6 burner gas cooktop, pot filler, and soft close custom shaker style ceiling height cabinetry. The kitchen island and countertops are dressed in white marbled quartz, a sink, and offer two sides of cabinetry and built in garbage and recycling drawer. The main floor also has a double sided stoned fireplace with mantel and built in shelves, powder room featuring floor to ceiling tiled wall and mudroom. The upper level hosts an elegant large master w/ walk-in closet & spa-like five piece ensuite with dual sinks, jacuzzi jetted tub, custom tile shower, & quartz counters, heated floor and vaulted ceiling. There are 2 additional bedrooms with large windows, a 4pc bathroom with dual sinks, and a laundry room with cabinets and sink. The basement has a bedroom, 4 pcs bathroom, large rec room with built in entertainment unit, and stylish bar. This home is equipped with two zoned furnace, AC, central vacuum



system and roughed in camera system awaiting hook up for use. The yard is landscaped with a concrete patio, BBQ gas line and double car garage finished with drywall and paint. This home is conveniently located on quiet street within close proximity to schools, downtown, westhills shopping center, public transit and other great amenities.

Built in 2016

Essential Information

MLS® #	A2088784
Price	\$849,900
Sold Price	\$832,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,657
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3730 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3S2

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garburator, Gas Cooktop, Humidifier, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	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	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2023
Date Sold	November 17th, 2023
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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