

\$799,900 - 3312 40 Street Sw, Calgary

MLS® #A2108407

\$799,900

4 Bedroom, 4.00 Bathroom, 1,737 sqft

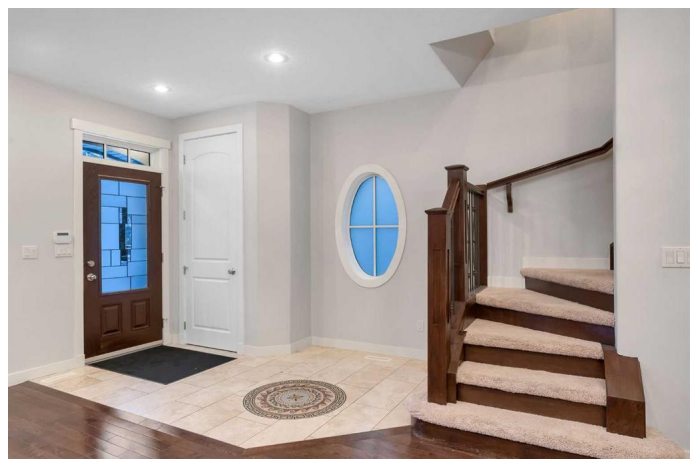
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Absolutely Gorgeous Custom Luxury Home Located in the heart of most popular Glenbrook!!! Minutes to Downtown and all amenities. This home boasts Modern Design, Acrylic Stucco & Natural Stone Exterior, Premium Granite Countertops, Mosaic, Glass, Travertine & Porcelain Tiles, Kitchen has Custom Cabinets with Soft Closing Doors & Drawers, Designer Island and a Spacious Nook Area, The Family Room has a Fireplace with Custom Wall Unit, Tiles and a Mantle, A Formal Dining Room, and a 2-PC Bathroom on the Main Floor. 9 Ft Ceiling Height, 8 Ft Custom Doors on Main Level, Stain master Carpet, Iron/Maple Railing, Primary Bedroom comes with a 6-pc Ensuite with Tub, Custom Shower & Walk-in Closet with Built-in Shelves, Additional Two Bedrooms, A 5-pc Bathroom and Laundry Complete the Upper Floor. Note Heated Floors in the Kitchen, Ensuite, Full Bathroom and Basement. The Party Wall is Concrete All the Way from the Basement to the upper floor Ceiling Giving you extra Security and Better Sound Proofing. Basement is Fully Finished with a Huge Family Room, Wet Bar, Two Spacious Bedrooms and a 4-pc Bath, Exposed Aggregate Sidewalks & Patio. A Large Deck Overlooking the private Back Yard, Double Detached Heated Garage!!! This is the one for you!!!!

Built in 2010

Essential Information



MLS® #	A2108407
Price	\$799,900
Sold Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,737
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3312 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 18th, 2024
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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