

\$974,888 - 3319 41 Street Sw, Calgary

MLS® #A2111439

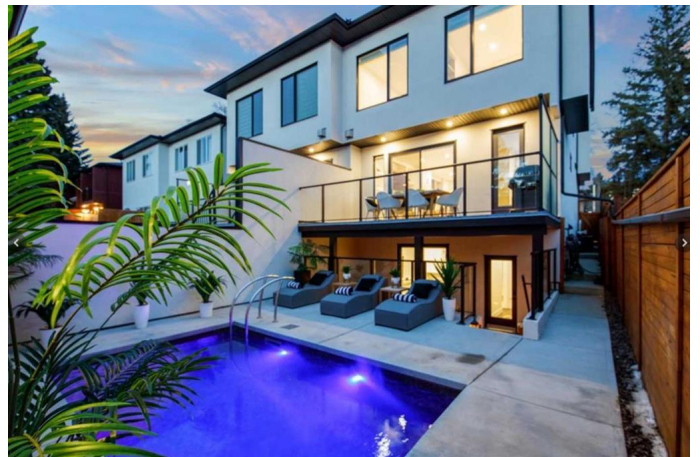
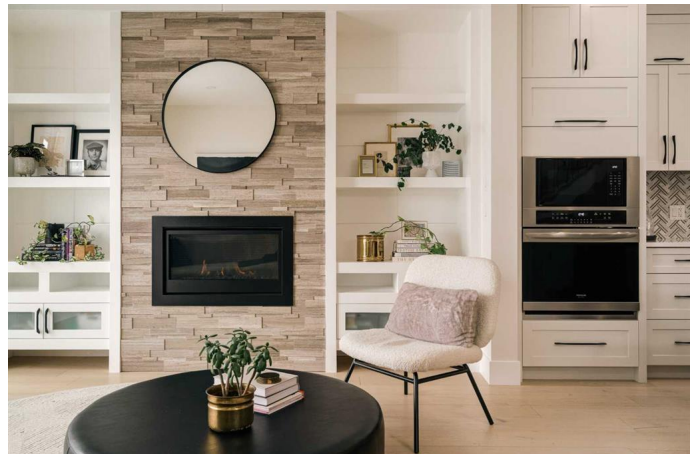
\$974,888

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Experience the epitome of urban luxury in this coveted modern family home, nestled in the heart of the inner city. Perched strategically to capture breathtaking views of both sunrise and sunset, every detail of this home has been meticulously crafted to perfection. Step into the professionally designed interior offering soaring 9-foot ceilings on two levels, opulent Restoration Hardware lighting installations paired with recessed lighting, built-in speakers, hardwood flooring that graces all three levels, complemented by polished marble flooring accents throughout. The sleek and stylish kitchen is a culinary masterpiece that cannot help but inspire chefs to create, boasting top-of-the-line professional-grade appliances, including gas cooktop, built-in oven and microwave and chimney range hood, enormous side-by-side refrigerator and freezer, quartz countertops, and floor-to-ceiling cabinetry with under cabinet lighting. Designed for effortless living, this home boasts custom drawers and storage solutions at every turn, as well as a central vacuum system and central air for your convenience and comfort. Entertain guests in the living room, complete with a marble-tiled fireplace flanked by custom built-in cabinetry and shelving. Floor to ceiling windows and the sliding patio door brings the outside in and leads into a sun-drenched west-facing backyard oasis. A convenient powder room for guests completes the main floor. Retreat to the primary suite, a sanctuary of luxury that is a feast for the senses, with



soaring ceilings, a lavish 5-piece ensuite with radiant-heated marble floors, a double vanity, large steam shower with rain shower head, and an expansive walk-in closet. Also on this level you will discover two additional generously sized bedrooms, a stunning main bath, and a convenient laundry room. Descend to the walk-out basement, where nearly 9-foot ceilings and radiant-heated floors await. End your day with a cocktail at the wet bar in the expansive rec room. Find a spacious fourth bedroom, and additional bath that provides the perfect space for relaxation for an overnight guest. A mudroom w/ extra storage brings your organizational dreams to life. Additionally, the heated saltwater pool can be adjusted to hot tub temperatures, or with the training tether, it can be used as an exercise pool for reviving workouts. Beyond the pool, the maintenance-free private backyard beckons with its decking and landscaped grounds, while a heated and insulated double detached garage and professionally landscaped front yard add to the allure of this exquisite property. Situated on a serene street in the sought-after inner-city neighbourhood of Glenbrook, enjoy the convenience of a short stroll to Lukes Drug Mart, Starbucks, a quick drive to Marda Loop or Signal Hill and easy access to downtown. Impeccably detailed and effortlessly chic, this home offers the perfect fusion of refined craftsmanship and leisurely living.**OPEN HOUSE March 9th, 12pm - 2pm & March 10th, 11am - 1pm**

Built in 2019

Essential Information

MLS® #	A2111439
Price	\$974,888
Sold Price	\$1,000,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3319 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 8th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.