

\$825,000 - 2822 40 Street Sw, Calgary

MLS® #A2127573

\$825,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Attractive Infill Home. Main floor has been improved for STR with new appliances and the finished. Lower level has also been renovated and is a one bedroom suite (illegal). It is currently used as a home office. Big deck off the dining area. It is excellently located for Mount Royal University, Westbrook shopping centre and fast access to Glenmore Trail, Westhills Shopping Center and cinema and the 201 ring road. This is a raised bungalow (precedes the BI-Level style of home) with large lower lever window in Excellent set up for Airbnb for income prior to infill conversion if that is what is wanted. The house and garage roofs were replaced in the last 3-4 years. Guests have always provided a five star rating.

Built in 1958

Essential Information

MLS® #	A2127573
Price	\$825,000
Sold Price	\$760,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Sold

Community Information

Address	2822 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J6

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, See Remarks
Waterfront	See Remarks

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Range, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	June 19th, 2024
Days on Market	43
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Mission Real Estate

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