

\$799,900 - 3523 40 Street Sw, Calgary

MLS® #A2130121

\$799,900

4 Bedroom, 4.00 Bathroom, 1,616 sqft

Residential on 0.07 Acres

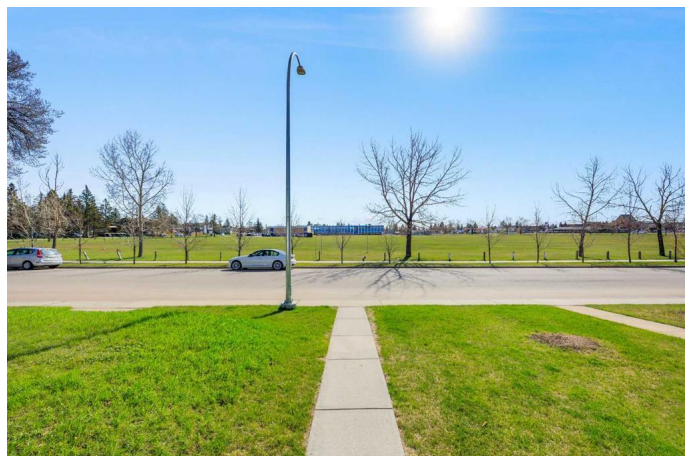
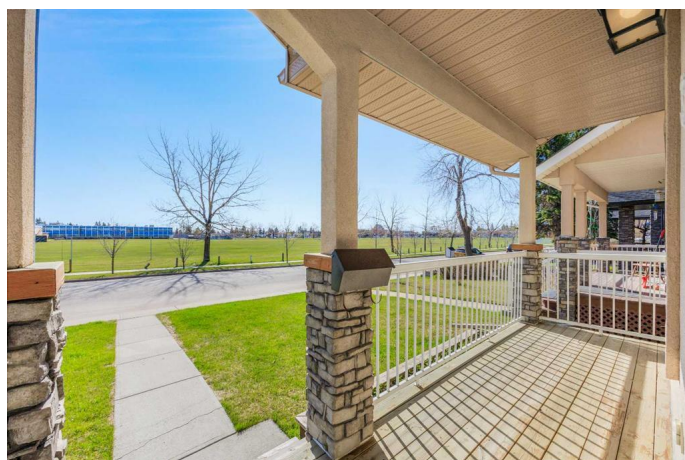
Glenbrook, Calgary, Alberta

Don't miss your opportunity to own a 2 storey, 4 bedroom, fully finished inner city infill with double garage, overlooking a park on a quiet street in Glenbrook. The quality build starts with stone and acrylic stucco on the exterior and continues inside with 9" flat ceilings, 6" baseboards, crown moulding, granite countertops, gas stove, full upper oak cabinets, slate flooring with slate backsplash, ash hardwood, new carpet, entire house has been repaired, brand new roof, potlights in kitchen have been added to make the kitchen feel modern. Upstairs you will find a laundry room, 2 kids room and a master bedroom with huge walk-in closet and a 4 pce bathroom that includes a jetted tub and stand alone shower. In the fully finished basement is a 4th bedroom, 4 pce bathroom and an oversized family room. Don't miss your opportunity to own a great property in a location. Call your favorite realtor today in order to view the property.

Built in 2002

Essential Information

MLS® #	A2130121
Price	\$799,900
Sold Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,616
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3523 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Mid Efficiency, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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