

\$799,900 - 3125 40 Street Sw, Calgary

MLS® #A2138527

\$799,900

4 Bedroom, 4.00 Bathroom, 1,931 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

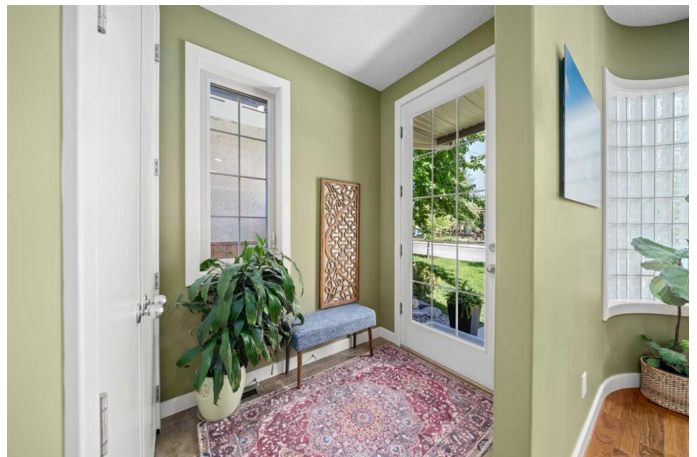
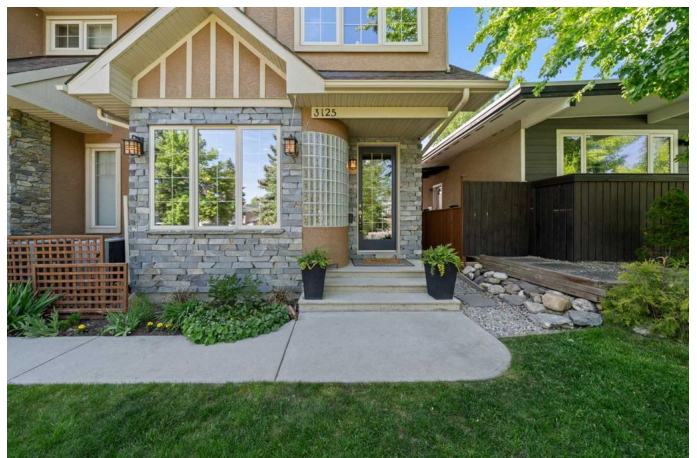
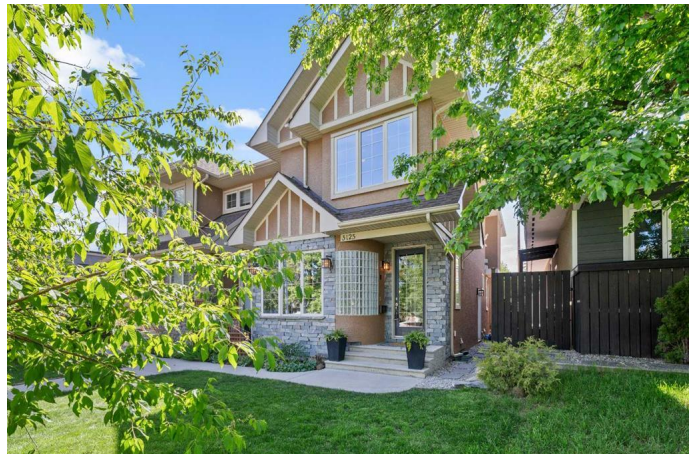
INNER CITY INFILL WITH BASEMENT

SUITE!! (illegal) You really don't want to miss this home! This stunning custom-built infill is coming onto the Calgary market for the first time. The inner city infill is a beautiful semi-open concept on the main floor with a two-way fireplace. The large dining area gives lots of room for entertaining. The kitchen is the perfect space to make all your culinary masterpieces that are sure to impress. Upstairs the three bedrooms are ample in size with a primary suite featuring a large ensuite and walk-in closet. The basement suite was professionally installed with its own entrance off the side. This one-bedroom suite would easily rent for \$1500/month or AirDNA states it could make \$20.4k annually. A fully fenced backyard and a double detached garage are the perfect way to end this home. Down the street from a school. 15-minute drive to downtown. Easy access to Stoney Trail. Close to a Ctrain station. Seriously, you don't want to miss this home.

Built in 2010

Essential Information

MLS® #	A2138527
Price	\$799,900
Sold Price	\$835,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3125 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Private,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 20th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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