

\$549,900 - 3138 40 Street Sw, Calgary

MLS® #A2139446

\$549,900

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this spacious bi-level home nestled in the community of Glenbrook. Upon entering, you will notice the heart of the home with a welcoming living room, dining room, kitchen area, complete with gleaming hardwood floors. Step out onto the large deck from the dining room and enjoy the warm summer days and outdoor gatherings. What makes this main level complete are the three spacious bedrooms, all with newer carpet for that cozy feel and the main floor bath has been tastefully updated with a new vanity and stylish tile. Descending to the lower level, you'll find a generously sized bedroom, a spacious family room offering plenty of room for relaxation or entertainment, and a convenient 2-piece bathroom. Outside, the expansive backyard provides ample space for various activities such as playing, gardening, or hosting gatherings. There is also a parking pad with ample room to potentially build your dream garage. This home is presented in immaculate condition and is move-in ready, offering a blend of comfort, space, and functionality. To top it off, it has also had quite a few recent upgrades such as a Brand new hot water tank (Sept 2023), New kitchen countertops and sink (Aug 2023), Professionally painted within the last 12 months, New Washer (Aug 2023)/Newer dryer, New fridge/freezer in the Kitchen (Aug 2023), New Range hood (Oct 2023), New window covering throughout (Aug 2023). Located in Glenbrook, a community known for its



amenities, schools, and parks, this property is perfect for families or anyone seeking a serene yet convenient living environment. For more details, and to see our 360 virtual tour, click the links below.

Built in 1968

Essential Information

MLS® #	A2139446
Price	\$549,900
Sold Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,008
Acres	0.07
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3138 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J8

Amenities

Parking Spaces	1
Parking	On Street, Parking Pad

Interior

Interior Features	Pantry, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, Level
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 25th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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