

\$779,000 - 3309 40 Street Sw, Calgary

MLS® #A2139834

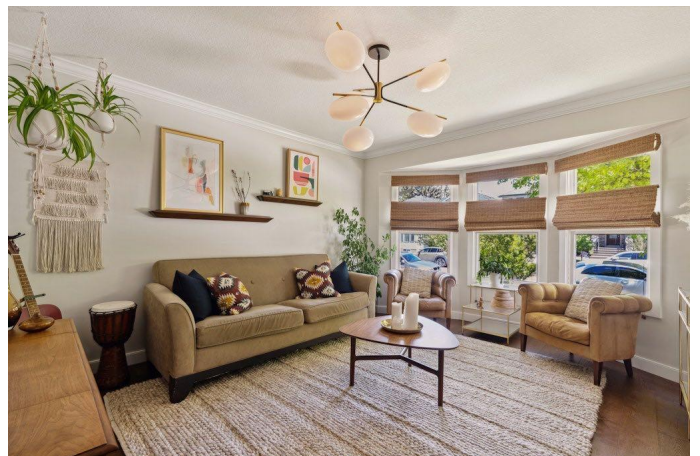
\$779,000

3 Bedroom, 4.00 Bathroom, 1,404 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to the heart of Glenbrook, where community meets opportunity! This home offers about 1,800 sq. ft of living space and features 3 bedrooms, 3 full bathrooms, 1 half bathroom, a beautifully landscaped and low maintenance west facing backyard and an insulated, oversized double detached garage. Numerous, thoughtfully considered updates throughout the home including; tankless hot water on demand system (2018), high efficiency furnace (2018), house roof shingles (2019), insulated exterior vinyl siding, many vinyl windows, renovated kitchen with ceiling height cabinetry, quartz countertops, stainless steel appliances, built-in custom walnut wood bench seating with storage underneath and many other details the house chef(s) will appreciate (such as lighting options with added dimmer switches, a built-in spice rack, blind corner and under sink pull outs and soft close dovetail drawers), remodelled bathrooms, engineered hardwood with custom railings, a beautifully crafted walnut wood mantle above the gas fireplace with concrete tile surround in the living room, the primary walk-in closet and the secondary bedroom closet on the upper level are custom, updated basement development with intentional design decisions to maximize function and storage space which includes a bedroom with an egress window, rec room, work area with a built-in desk, 3pc bathroom and a utility/laundry room complete with front load Samsung laundry machines. Enjoy



entertaining and relaxing during the summer months on the west exposure deck next to the stunning Japanese Honeysuckle! The backyard oasis is a must-see! This property is surrounded by well-maintained streets and an abundance of local amenities, including parks, schools and shopping centers. Easy access to public transit via 37th Street SW and Richmond Road SW to get to Downtown. Walking distance to Safeway grocery store and the popular Glamorgan Bakery. Glenbrook offers the perfect backdrop for families and individuals alike. Schedule a viewing today and make this house your new home! Check out the 3D tour!

Built in 1979

Essential Information

MLS® #	A2139834
Price	\$779,000
Sold Price	\$810,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,404
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3309 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 3K1

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Storage

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024

Date Sold June 20th, 2024

Days on Market 7

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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