

**3310 40 Street SW**  
**Calgary, Alberta**

**MLS # A2232321**



**\$739,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,599 sq.ft.           | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** n/a

Welcome to this beautifully maintained home in the heart of Glenbrook, where quality craftsmanship, comfort, and convenience come together effortlessly. Ideally located with quick access to Glenmore, Crowchild, and Sarcee Trail, this residence offers excellent connectivity across the city and sits within the walk zone of top-rated schools, including Holy Name and Glamorgan. Inside, you'll find gleaming hardwood flooring on the main and upper levels, complemented by elegant knock-down ceilings and abundant natural light from expansive west-facing bay windows. The main floor boasts impressive 9-foot ceilings and a spacious kitchen designed for culinary enthusiasts, featuring a dual fuel range with a gas cooktop. Stay cool all summer long with the comfort of central air conditioning. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The professionally developed basement adds versatility with two additional bedrooms and a custom built-in desk perfect for a home office, study area, or guest retreat. Outside, enjoy a beautifully landscaped and private backyard, ideal for relaxing or entertaining. Recent upgrades include a new roof installed in 2020 and new window sealed units in 2021. This is a rare opportunity to own a thoughtfully designed home in one of Calgary's most desirable communities. Don't miss your chance to make this Glenbrook home yours!