

**3127 40 Street SW**  
**Calgary, Alberta**

**MLS # A2316510**



**\$839,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<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		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Tankless Hot Water		

**Inclusions:** Tv with mount in living room, Dyson vacuum mounted in kitchen, Alarm system(as is). Basement: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

**\*\*Open House Sunday June 21st 12:00-2:00\*\*** Welcome to this beautifully finished semi-detached home in the heart of Glenbrook, offering the perfect blend of style, convenience, and income potential. Featuring a city-approved legal suite with a private entrance, this property is ideal for homeowners seeking flexibility or investors looking for added value. The main floor welcomes you with 9-foot ceilings, rich hardwood flooring, and an abundance of natural light. The open-concept layout is designed for both everyday living and entertaining, featuring a spacious living room anchored by a double-sided gas fireplace with a river rock surround. The well-appointed kitchen offers granite countertops, stainless steel appliances, a large island with wine storage, and plenty of cabinet space. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite complete with a soaker tub and glass shower. A second 4-piece bathroom and convenient upper-floor laundry complete this level. The legal suite is thoughtfully designed with its own private entrance, a full kitchen with granite countertops, a spacious bedroom, a 4-piece bathroom, in-floor heating, and separate laundry—making it an excellent option for extended family, guests, or rental income. Legal basement suite was previously rented out for \$1500/month. Outside, enjoy the sunny west-facing backyard, fully fenced and perfect for entertaining with a concrete patio and double detached garage with alley access. This exceptional home is ideally located on a quiet tree-lined street, just steps from schools, parks, transit, shopping, and other everyday amenities. Book your private showing today!