

# \$949,900 - 3534 41 Street Sw, Calgary

MLS® #A2225234

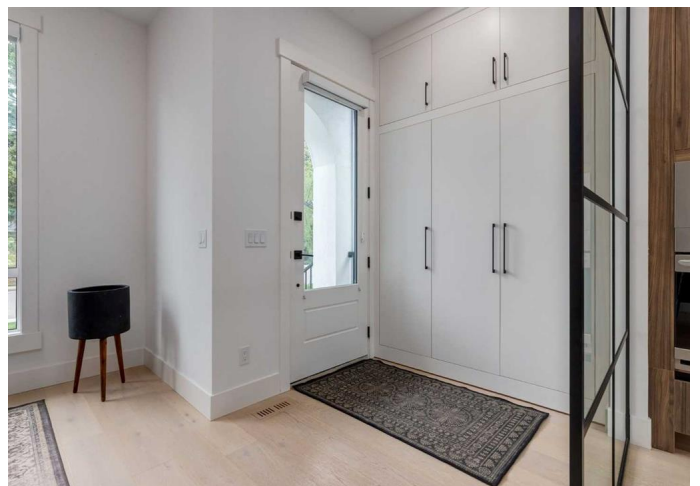
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

\*\*\*Open House Saturday June 21, 2-4pm\*\*\*Welcome to this exquisite luxury semi-detached home nestled in the highly sought-after community of Glenbrook. Thoughtfully designed and masterfully crafted, this 4-bedroom, 3.5-bathroom two-storey residence showcases timeless elegance paired with premium finishes throughout. Step inside to discover a warm and inviting open-concept layout, where soaring 10-foot ceilings and expansive windows flood the space with natural light. Rich engineered white oak hardwood floors guide you through the main level, leading to a chef-inspired kitchen that will impress even the most discerning culinary enthusiast. Boasting full-height cabinetry with soft-close features, under-cabinet lighting, and built-in stainless-steel appliances—including a gas cooktop, wall oven, side-by-side refrigerator/freezer, and dishwasher—this kitchen is anchored by an oversized quartz island, perfect for casual meals and entertaining alike. The adjacent dining and living areas provide a seamless flow for hosting guests or enjoying cozy nights in. The living room features a striking inset gas fireplace with full-height tile surround, custom millwork, and built-in wine storage—an ideal space to relax and connect. At the rear, a thoughtfully designed mudroom with built-in cabinetry and a bench ensures effortless organization upon entry. Upstairs, the luxurious primary suite is a true retreat,



highlighted by vaulted ceilings, expansive windows, a makeup vanity, and dual walk-in closets with custom built-ins. The spa-inspired 5-piece ensuite offers heated tile floors, dual quartz-topped vanities, a fully tiled walk-in steam shower, and a stand-alone soaker tub. Two additional bedrooms with custom closets, a stylish 4-piece bathroom, and a spacious, fully equipped laundry room complete the upper level. The fully developed lower level extends the living space with plush carpeting, a large rec room with a sleek wet bar, a dedicated gym area enclosed with 10mm glass, an additional bedroom, and a full 4-piece bathroom—perfect for guests or growing families. Step outside into the beautifully landscaped, east-facing backyard featuring a low-maintenance composite deck, gas lines for both a firepit and BBQ, creating an ideal setting for outdoor entertaining. A double detached garage adds further convenience and storage, while additional upgrades like motorized blinds, ceiling speakers, central A/C, and in-floor heating rough-in in the basement complete this exceptional offering. Don't miss the video tour—click on the media link and schedule your private showing today!

Built in 2021

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2225234  |
| Price          | \$949,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,969     |
| Acres          | 0.07      |
| Year Built     | 2021      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3534 41 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3L5           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Vaulted Ceiling(s)                     |
| Appliances        | Bar Fridge, Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor Roughed-In                                                                      |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Other                  |
| Lot Description   | Back Lane, Rectangular Lot           |
| Roof              | Asphalt Shingle                      |
| Construction      | Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                      |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 20   |
| Zoning         | R-CG |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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