

# **\$825,000 - 2838 40 Street Sw, Calgary**

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MLS® #A2237402

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

PRICED TO SELL!!! RARE RARE RARE 10' CEILINGS throughout the entire main floor with UPGRADED Extra TALL Entry Door and Interior Doors (on main) and LARGE WINDOWS that lets in an ABUNDANCE of NATURAL LIGHT. This MODERN unique infill is not just another cookie cutter home, offering loads of upgraded features. Walk in and feel the vastness of space, greeted with a FLEX Room and note the COOL glass railings that leads you into the OPEN Floor plan of Dining, Kitchen and Living spaces. Unique gorgeous kitchen cabinets, double sided fireplace and NOTE THE BRAND NEW luxury VINYL PLANK FLOORING! Then make your way up and NOTE THE upgraded open stairs with BRAND NEW CARPETS, right through all the BEDROOMS as well. LARGE Primary Bedroom with BALCONY and a SPA Like Ensuite Bath with a smartly separated Toilet Room and a BIG WALK IN Ensuite CLOSET. Two additional bedrooms, another full bath and yes, UPPER FLOOR LAUNDRY :). BONUS FULLY DEVELOPED BASEMENT, also with ALL BRAND NEW CARPETS and TALL 9' Ceilings !! Additional Bedroom and another Full Bath, and a HUGE RECREATION Room with a WET BAR completes this awesome level. AMAZING LOCATION in sought after GLENBROOK with TONS of AMENITIES, this one is a MUST SEE!! Just check out the pictures, then CALL your favourite Realtor FAST to VIEW!!



Built in 2013

## Essential Information

MLS® #	A2237402
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2838 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, On Street, Side By Side
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar, Sump Pump(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

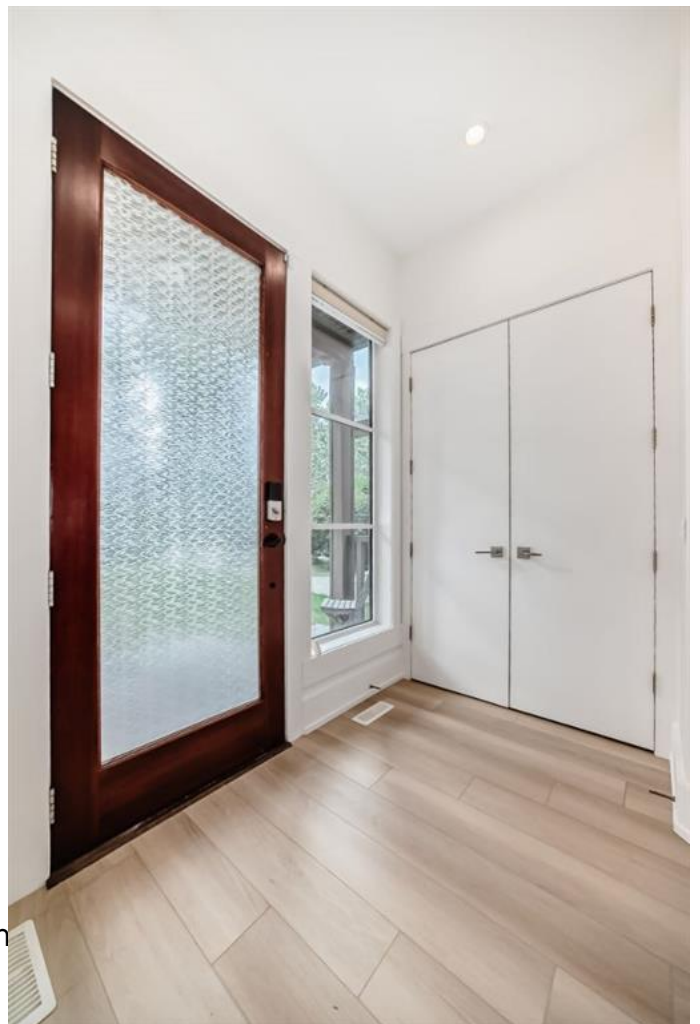
Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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