

# \$1,085,900 - 3110 40 Street Sw, Calgary

MLS® #A2242722

**\$1,085,900**

5 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Glenbrookâ€™s Finest! Step into a bright and inviting open-concept main floor where function meets elevated design. At the front of the home, a beautiful formal dining area sets the stage for stylish gatherings and elegant dinner parties. Just beyond, the chef-inspired kitchen boasts a massive waterfall quartz island, double-wide fridge, Bosch cooktop, wall oven, and dishwasher. Adjacent to the island, a thoughtful prep and storage area includes a built-in bar fridge and extended cabinets with convenient pull-out drawersâ€”keeping everything organized and within easy reach for seamless entertaining. Warm neutral tones, built-in ceiling speakers, and timeless finishes create the perfect backdrop for both daily living and hosting with ease. At the rear of the home, a cozy fireplace lounge flows effortlessly onto a sprawling east-facing deckâ€”ideal for enjoying quiet sunny summer mornings or relaxed evenings. Just off the kitchen, a spacious mudroom offers even more custom cabinetry to store your familyâ€™s essentials. Upstairs, a versatile loft area offers the perfect spot for a home office or reading nook. The massive primary retreat features heated floors in the spa-inspired ensuite, and a deep soaker tub. Two additional generously sized bedrooms and a stylish four-piece bath complete the upper level. Downstairs, the home offers even more flexibility with a bright and spacious basement suite (pending final City of Calgary approval). Featuring two private bedrooms and a large open living area,



this level is ideal for extended family, guests, or future rental income. This home isnâ€™t just beautifully finishedâ€”itâ€™s a thoughtful investment in style, space, and long-term potential.

Built in 2025

**Essential Information**

MLS® #	A2242722
Price	\$1,085,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3110 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3J8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	See Remarks
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Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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