



**GRASSROOTS**

REALTY GROUP

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**3716 44 Street SW**  
**Calgary, Alberta**

**MLS # A2287475**



**\$999,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2025 (1 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 Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 3716 44 Street SW, a brand-new, beautifully designed duplex with a fully legal basement suite located in the highly desirable community of Glenbrook. This thoughtfully built home offers over 2,600 sq. ft. of professionally developed living space and is perfectly suited for families, professionals, or investors seeking modern inner-city living with income potential. Built with quality craftsmanship and attention to detail, the property comes complete with comprehensive New Home Warranty coverage, providing peace of mind and long-term value. From the moment you arrive, the contemporary exterior design makes a strong first impression with clean architectural lines, large windows, and modern finishes that blend seamlessly into the neighborhood. The landscaped front approach welcomes you into a bright and functional interior designed for everyday living and entertaining. The main floor features a spacious open-concept layout and wide-plank engineered hardwood flooring that enhances the sense of space and warmth throughout. The front living area is highlighted by an elegant fireplace feature wall and oversized windows that allow natural light to pour in, creating an inviting atmosphere. The dining area transitions effortlessly into a stunning chef-inspired kitchen that serves as the heart of the home. Complete with quartz countertops, custom cabinetry, soft-close drawers, under-cabinet lighting, premium stainless steel appliances, and a large central island, this kitchen provides ample prep space and seating for casual dining or entertaining guests. The thoughtful layout ensures both style and functionality, making it ideal for hosting gatherings or enjoying family meals. A well-appointed two-piece powder room completes the main level. Upstairs, you will find three generously sized bedrooms, each offering privacy and comfort. The primary bedroom is designed as a

luxurious retreat featuring a spacious walk-in closet and a spa-inspired ensuite complete with dual vanities, a freestanding soaker tub, a fully tiled glass shower, and heated flooring in the ensuite bathroom for added comfort during colder months. The additional bedrooms are well-proportioned and ideal for family members, guests, or home office use. Convenient upper-level laundry adds to the practicality of the layout. One of the most valuable highlights of this property is the fully developed legal basement suite, built to city standards with a separate private entrance. The suite includes its own modern kitchen, comfortable living area, spacious bedroom, full bathroom, dedicated laundry. Whether used as a mortgage helper, rental income opportunity, or private space for extended family, the legal suite significantly enhances the versatility and financial appeal of the home. This property has been constructed with comfort and efficiency in mind, incorporating energy-efficient windows, modern insulation