



GRASSROOTS
REALTY GROUP

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3107 42 Street SW
Calgary, Alberta

MLS # A2291430



\$849,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,690 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N.A

As an added bonus, no condo fees for the first 2 years! Welcome to THE SEVEN, an exclusive collection of seven luxury three-storey townhomes nestled in the heart of Glenbrook, one of Calgary's most sought-after inner-city communities. With 4 bedroom/4.5 bath (3 ensuites) and Designed for elevated urban living, these homes blend modern architecture, refined finishes, and thoughtful design just minutes from downtown. Step inside to a spacious main floor where a generous living room welcomes you with striking herringbone flooring flowing throughout and a beautifully tiled fireplace that creates a warm, inviting focal point. The designer kitchen is built for both everyday living and entertaining, featuring a large statement island, built-in oven and microwave, gas cooktop, and a pantry for seamless storage. The adjacent dining area offers the perfect setting for hosting dinners or relaxed family meals, while the stylish powder room delivers a boutique-hotel inspired feel for guests. A functional mudroom is tucked away at the rear, offering a separate entrance to the backyard and detached garage. The second level features two expansive bedrooms, each with its own private ensuite and walk-in closet, providing comfort and privacy for family or guests. A dedicated laundry room with additional cabinetry adds convenience and smart storage. Occupying the entire third floor, the grand primary retreat is a true sanctuary. Enjoy vaulted ceilings, elegant wall sconces, and a statement hanging chandelier above the bed, along with direct access to a private balcony perfect for morning coffee or evening relaxation. The spa-inspired ensuite features a dual vanity, stunning tile work, and a glass-enclosed shower, while the walk-in closet is finished with custom shelving and built-in cabinetry. The fully developed basement expands the living space with a large recreation room,

stylish wet bar with under-cabinet lighting to set the mood, an additional bedroom, and a full bathroom—ideal for guests, entertaining, or movie nights. Outside, residents enjoy a shared landscaped green space leading to a detached garage, while the home’s exterior showcases a modern stucco facade accented with warm orange Hardie board details for striking curb appeal. Located in the vibrant community of Glenbrook, you’re just a short drive to downtown Calgary while enjoying the charm of established inner-city living, with nearby parks, schools, restaurants, and everyday amenities all within easy reach. Experience sophisticated design, modern comfort, and urban convenience at THE SEVEN.