



3127 40 Street SW
Calgary, Alberta

MLS # A2316510



\$849,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Tankless Hot Water		

Inclusions: Tv with mount in living room, Dyson vacuum mounted in kitchen, Alarm system(as is). Basement: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

****Open House Saturday June 13th 2:00pm-4:00pm & Sunday June 14th 1:00pm-3:00pm**** Welcome to this beautifully finished semi-detached home in the heart of Glenbrook, offering the perfect blend of style, convenience, and income potential. Featuring a city-approved legal suite with a private entrance, this property is ideal for homeowners seeking flexibility or investors looking for added value. The main floor welcomes you with 9-foot ceilings, rich hardwood flooring, and an abundance of natural light. The open-concept layout is designed for both everyday living and entertaining, featuring a spacious living room anchored by a double-sided gas fireplace with a river rock surround. The well-appointed kitchen offers granite countertops, stainless steel appliances, a large island with wine storage, and plenty of cabinet space. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite complete with a soaker tub and glass shower. A second 4-piece bathroom and convenient upper-floor laundry complete this level. The legal suite is thoughtfully designed with its own private entrance, a full kitchen with granite countertops, a spacious bedroom, a 4-piece bathroom, in-floor heating, and separate laundry—making it an excellent option for extended family, guests, or rental income. Legal basement suite was previously rented out for \$1500/month. Outside, enjoy the sunny west-facing backyard, fully fenced and perfect for entertaining with a concrete patio and double detached garage with alley access. This exceptional home is ideally located on a quiet tree-lined street, just steps from schools, parks, transit, shopping, and other everyday amenities. Book your private showing today!