



GRASSROOTS
REALTY GROUP

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2827B 40 Street SW
Calgary, Alberta

MLS # A2321565



\$1,030,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot		

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

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: EV Outlet, Radon Mitigation System, Ring Doorbell, Security System Hardware, Central Vac and Attachments, Basement Bar Fridge (as is), Sump Pump, In-Ceiling Speakers, Deck-Area Exterior Speakers

Welcome to this beautifully maintained and extensively upgraded custom-built home, built in 2014, in the heart of Glenbrook, offering 2750 sq. ft. of developed living space and an exceptional inner-city lifestyle just minutes from downtown Calgary. Perfectly positioned on a quiet street with a sunny west-facing backyard, this thoughtfully designed two-storey home blends timeless finishes, quality craftsmanship, and modern conveniences. The main floor features 9-foot ceilings, a private front office with custom built-in shelving, and an open-concept layout centered around a chef-inspired kitchen with quartz countertops, a gas cooktop, built-in wall oven and microwave, pull-out pantry storage, extensive cabinetry, and a large island. The adjoining dining area and spacious living room feature a gas fireplace with custom built-ins and integrated in-ceiling speakers. Oversized patio doors open to the sunny west-facing backyard, complete with a custom deck featuring updated railings, a natural gas BBQ hookup, and outdoor speakers—perfect for entertaining. Upstairs, skylights and large staircase windows fill the home with natural light. The vaulted primary retreat offers custom blackout blinds, a walk-in closet, and a spa-inspired ensuite with dual vanities, a soaker tub, oversized tiled shower with tiled ceiling, private water closet, and skylight. Two additional bedrooms, including one with a walk-in closet, a full bathroom, upper laundry, and additional storage complete the upper level. The fully developed basement offers 9-foot ceilings, a large recreation room with integrated ceiling speakers, custom wet bar, fitness area, fourth bedroom with a walk-in closet, full bathroom, extensive storage, and rough-in for future in-floor heating. Recent upgrades include a new furnace, hot water tank, and humidifier (February 2026), professionally installed radon mitigation system (June

2026), updated deck railings, security system with Ring doorbell and ADT hardware (no subscription), and an EV charging station in the double detached garage. Additional highlights include central air conditioning, central vacuum, Hunter Douglas window coverings, built-in network cabling, walk-in closets at both the front and rear entrances, exceptional storage throughout, and a basement bar fridge included as-is. Ideally located in one of Calgary's most desirable west-side communities, Glenbrook offers quick access to downtown, Westbrook LRT, schools, parks, shopping, restaurants, and recreation. This is a rare opportunity to own a turnkey custom-built home where thoughtful design, quality construction, and modern upgrades come together beautifully.