

# \$849,000 - 2838 40 Street Sw, Calgary

MLS® #A2217474

**\$849,000**

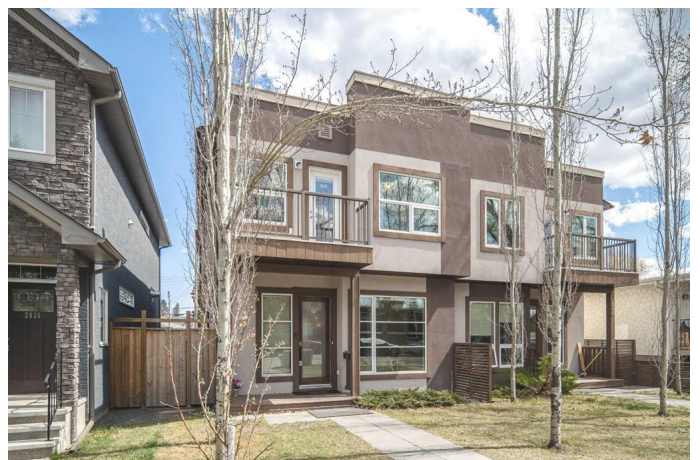
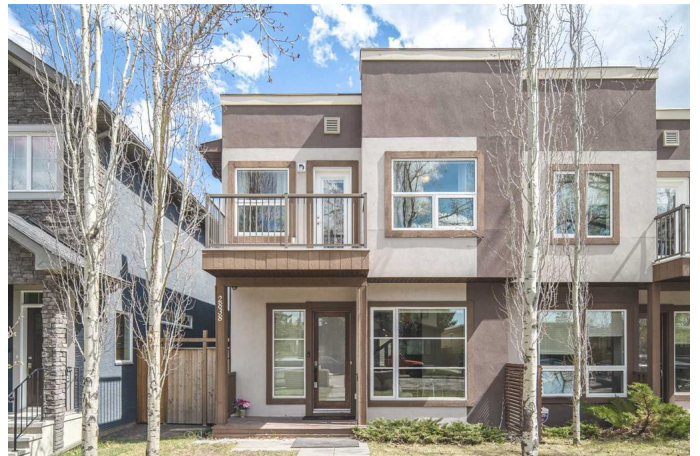
4 Bedroom, 4.00 Bathroom, 1,813 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Open House on May 11th 1 to 3 PM.

Welcome to this exquisite 1813 sq ft duplex, built in 2014, where contemporary design and thoughtful details come together to create the perfect living space. The main floor boasts soaring 10-foot ceilings, adding to the open and airy atmosphere. A stunning open staircase adds an element of style and sophistication, while the double-sided see-through fireplace creates a warm, inviting ambiance between the living and dining areas. The chef's kitchen featuring sleek stainless steel appliances that are both functional and elegant. It seamlessly flows into the living and dining spaces, making it perfect for entertaining. Upstairs, the spacious master bedroom offers a private retreat, complete with a large ensuite and a walk-in closet for ultimate convenience. Two additional generously sized bedrooms provide plenty of room for family or guests. The skylight on the upper floor fills the space with natural light, adding warmth and character to the entire level. The fully developed basement is a true gem, with an expansive entertainment area that's ideal for movie nights, family gatherings, or just relaxing. A fourth bedroom in the basement provides added flexibility for a guest room, home office, or personal space.

Located in a peaceful neighborhood, this duplex is close to everything you need—shopping, dining, MRU (Mount Royal University), and Downtown. Whether



youâ€™re working, studying, or enjoying leisure time, this home offers the perfect blend of tranquility and convenience. Donâ€™t miss your opportunity to own this beautiful, well-located home.

Built in 2014

### Essential Information

MLS® #	A2217474
Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2838 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s),
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	Low Flow Plumbing Fixtures
Appliances	Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	TrustPro Realty
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