

# \$1,190,000 - 2832 42 Street Sw, Calgary

MLS® #A2228292

**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 2,205 sqft

Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

Step into this beautifully crafted, meticulously maintained masterpiece built by Casil Customs Homes offering over 3,100 sq ft of fully finished living space. This stunning home blends comfort, function, and style in every corner. As you enter, you're greeted by an abundance of natural light and gleaming hardwood floors that flow throughout the main level. The heart of the home is a chef-inspired kitchen featuring a large center island, stainless steel appliances, breakfast bar, and extensive cabinetry and counter space – perfect for cooking and entertaining. The open-concept layout connects the kitchen to the spacious dining and living areas, making family dinners or social gatherings effortless. From here, double patio doors lead to a composite deck, creating the perfect indoor-outdoor living experience. Need a quiet workspace? A spacious main-floor office/den at the front of the home offers flexibility and privacy. Upstairs, the luxurious primary suite is your personal retreat with vaulted ceilings, a walk-in closet, and a breathtaking 5-piece ensuite featuring a two-sided fireplace. You'll also find two additional generously sized bedrooms (one with a walk-in closet), a full 4-piece bathroom, and a convenient upstairs laundry room with built-in sink. The fully finished basement adds even more value with a fourth bedroom, another full bathroom, and a recreation/media room complete with wired-in speakers – perfect for movie nights or entertaining. In addition there is a fully



insulated and heated garage and the basement is plumbed for in floor heat. This home is the full package”don't miss your chance to make it yours!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228292    |
| Price          | \$1,190,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,205       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2832 42 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3M1           |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 3                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas                                                                |
| Cooling         | Central Air                                                                                                               |
| Fireplace       | Yes                                                                                                                       |
| # of Fireplaces | 2                                                                                                                         |
| Fireplaces      | Gas, Living Room, Double Sided, Master Bedroom                                                                            |
| Has Basement    | Yes                                                                                                                       |
| Basement        | Finished, Full                                                                                                            |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.