

\$1,085,900 - 3110 40 Street Sw, Calgary

MLS® #A2242722

\$1,085,900

5 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Glenbrookâ€™s Finest! Step into a bright and inviting open-concept main floor where function meets elevated design. At the front of the home, a beautiful formal dining area sets the stage for stylish gatherings and elegant dinner parties. Just beyond, the chef-inspired kitchen boasts a massive waterfall quartz island, double-wide fridge, Bosch cooktop, wall oven, and dishwasher. Adjacent to the island, a thoughtful prep and storage area includes a built-in bar fridge and extended cabinets with convenient pull-out drawersâ€”keeping everything organized and within easy reach for seamless entertaining. Warm neutral tones, built-in ceiling speakers, and timeless finishes create the perfect backdrop for both daily living and hosting with ease. At the rear of the home, a cozy fireplace lounge flows effortlessly onto a sprawling east-facing deckâ€”ideal for enjoying quiet sunny summer mornings or relaxed evenings. Just off the kitchen, a spacious mudroom offers even more custom cabinetry to store your familyâ€™s essentials. Upstairs, a versatile loft area offers the perfect spot for a home office or reading nook. The massive primary retreat features heated floors in the spa-inspired ensuite, and a deep soaker tub. Two additional generously sized bedrooms and a stylish four-piece bath complete the upper level. Downstairs, the home offers even more flexibility with a bright and spacious legal basement suite (pending final City of Calgary approval). Featuring two private bedrooms and a large open living area,



this level is ideal for extended family, guests, or future rental income. This home isnâ€™t just beautifully finishedâ€”itâ€™s a thoughtful investment in style, space, and long-term potential.

Built in 2025

Essential Information

MLS® #	A2242722
Price	\$1,085,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3110 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.