

# \$1,074,900 - 3110 40 Street Sw, Calgary

MLS® #A2242722

**\$1,074,900**

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          | \$1,074,900            |
| 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      | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                                        |
| Cooling         | Rough-In                                                                       |
| Fireplace       | Yes                                                                            |
| # of Fireplaces | 1                                                                              |
| Fireplaces      | Family Room, Gas                                                               |
| Has Basement    | Yes                                                                            |
| Basement        | Full                                                                           |

## 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 | 100             |
| Zoning         | R-CG            |

## Listing Details

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

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