

# \$1,169,000 - 2812a 40 Street Sw, Calgary

MLS® #A2207261

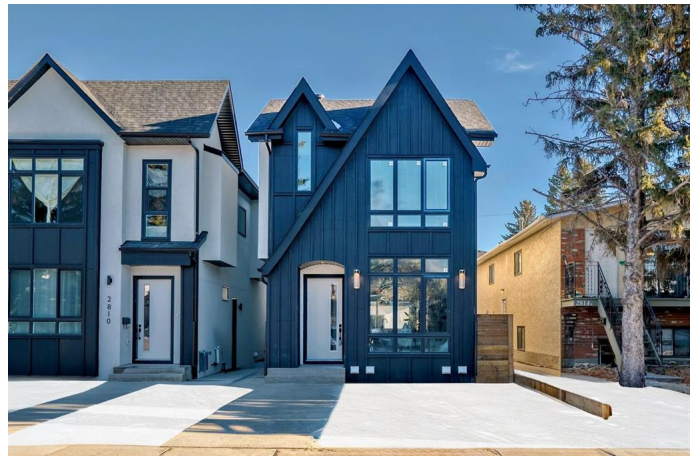
**\$1,169,000**

5 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

NOW MOVE-IN READY! Here is the high-end, luxury infill you've been waiting for! This 5-BED, 3.5-BATH DETACHED home in beautiful GLENBROOK on an oversized 26.5' x 120' lot won't last long, with its well-thought-out floorplan! Glenbrook is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees, with direct access to the Optimist Athletic Park and Arenas, Glenbrook Off Leash Area, Glenmeadows School, Turtle Hill, and all the shopping and amenities in the Westhills/Signal Hill shopping district. A large front door with a glass insert brings in lots of light as you are greeted in the foyer, with a built-in bench and hooks. The main level showcases an open-concept floor plan with the dedicated dining room starting it off with oversized West-facing TRIPLE PANE windows flooding the entire level in natural light. The immaculate chef's kitchen has no detail overlooked, with an extra-long central island with bar seating and a nook extension for everyday meals, a modern and timeless tile backsplash, ceiling-height shaker cabinetry, and a full stainless steel appliance package including a double-wide French door fridge, a gorgeous gas cooktop, dishwasher, wall oven and microwave, and space for a beverage fridge. The custom millwork extends into the large living room, with upper shelving and counters on either side of the inset gas fireplace, with direct access to the private patio through the 3-panel regency garden doors.



The private powder room sits discreetly off the main living area with designer lighting and a tiled floor. Upstairs, a large bonus room greets you immediately, with a breathtaking vaulted ceiling that guides your eye to the beautiful inset gas fireplace! The primary suite also features a vaulted ceiling, large windows, an extra-long walk-in closet with built-in shelving, and a luxurious 5-pc ensuite complete with skylight, dual vanity, a freestanding soaker tub, and an oversized walk-in shower. Two secondary bedrooms with built-in closets, a main 4-pc modern bath, and a fully equipped laundry room complete the upper floor. Downstairs, enjoy a large, fully developed space with 2 additional bedrooms, a modern 4-pc bath, and a large rec area with bar/future kitchen area. This level is roughed in for a legal suite (subject to permits and approvals by the city) w/ a private side entrance, giving you the option to add it on in the future, complete with a separate laundry space! Outside, the DOUBLE OVERSIZED DETACHED GARAGE IS 21X21 and has alley access making it even more convenient for storage and everyday living. Donâ€™t wait, book a showing on this incredible home today!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207261    |
| Price          | \$1,169,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,028       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2812a 40 Street Sw |
| Subdivision | Glenbrook          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3E 3J6            |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Rough-In                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full                                                                                                            |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Composite Siding, Stucco, Wood Frame                                              |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 30th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R-C2 |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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