

# \$849,800 - 3529 40 Street Sw, Calgary

MLS® #A2258021

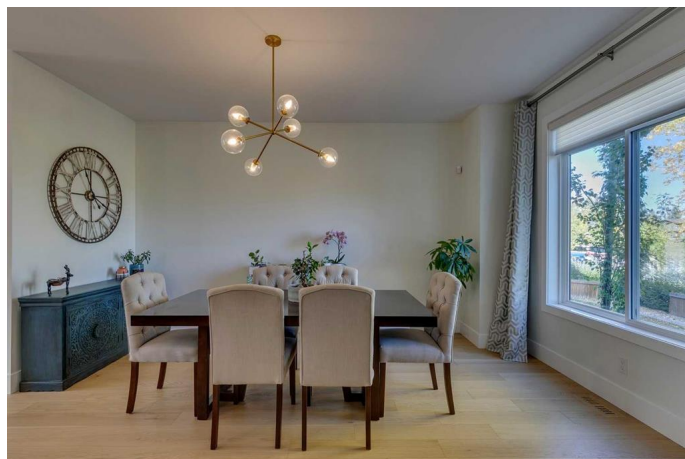
**\$849,800**

4 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Beautifully updated and move-in ready semi-detached home in desirable Glenbrook, offering 1,827 sq ft above grade plus an 825 sq ft fully finished basement. With 4 bedrooms and 4 bathrooms, this spacious home combines thoughtful design with modern updates throughout, including fresh paint on all levels (Aug 2025), new hardwood flooring on the main floor (2025), central air conditioning (2022), water softener (2022), and Leaf Filter gutter protection (2022). The main floor features a bright dining room with a picture window overlooking the green space and schoolyard across the street, a gourmet kitchen with granite countertops, gas stove, stainless steel appliances including a brand-new dishwasher, central island, and large walk-in pantry, plus a cozy living room with a gas fireplace and access to the west-facing deck and low-maintenance backyard with artificial turf. Upstairs, the west-facing primary suite offers a large walk-in closet and spa-inspired ensuite with dual sinks, soaking tub, and separate shower, complemented by two additional bedrooms, a full bath, and a convenient laundry closet. The fully finished basement extends the living space with high ceilings, a spacious rec room with built-in bar cabinet, a fourth large bedroom, full bathroom, and ample storage. Pride of ownership is evident in every detail, and the location is unbeatable—directly across from green space with sunny west-facing afternoons in the backyard.



Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258021               |
| Price          | \$849,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,828                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3529 40 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3K3           |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 5                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | High Ceilings, Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas, Living Room                                  |
| Has Basement      | Yes                                               |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane  
Roof                      Asphalt  
Construction          Stucco, Veneer  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 25th, 2025  
Days on Market        39  
Zoning                    R-CG

**Listing Details**

Listing Office            eXp Realty

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