

# \$949,900 - 3534 41 Street Sw, Calgary

MLS® #A2225234

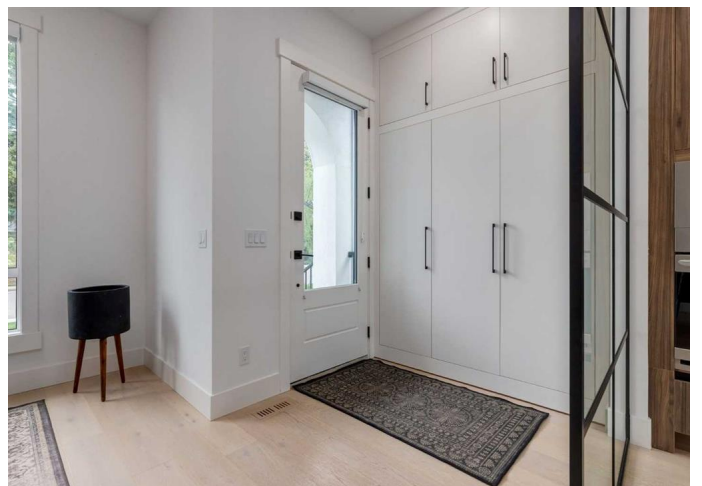
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,969 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

\*\*\*Open House Saturday June 21,  
2-4pm\*\*\*Welcome to this exquisite luxury  
semi-detached home nestled in the highly  
sought-after community of Glenbrook.

Thoughtfully designed and masterfully crafted, this 4-bedroom, 3.5-bathroom two-storey residence showcases timeless elegance paired with premium finishes throughout. Step inside to discover a warm and inviting open-concept layout, where soaring 10-foot ceilings and expansive windows flood the space with natural light. Rich engineered white oak hardwood floors guide you through the main level, leading to a chef-inspired kitchen that will impress even the most discerning culinary enthusiast. Boasting full-height cabinetry with soft-close features, under-cabinet lighting, and built-in stainless-steel appliances—including a gas cooktop, wall oven, side-by-side refrigerator/freezer, and dishwasher—this kitchen is anchored by an oversized quartz island, perfect for casual meals and entertaining alike. The adjacent dining and living areas provide a seamless flow for hosting guests or enjoying cozy nights in. The living room features a striking inset gas fireplace with full-height tile surround, custom millwork, and built-in wine storage—an ideal space to relax and connect. At the rear, a thoughtfully designed mudroom with built-in cabinetry and a bench ensures effortless organization upon entry. Upstairs, the luxurious primary suite is a true retreat,



highlighted by vaulted ceilings, expansive windows, a makeup vanity, and dual walk-in closets with custom built-ins. The spa-inspired 5-piece ensuite offers heated tile floors, dual quartz-topped vanities, a fully tiled walk-in steam shower, and a stand-alone soaker tub. Two additional bedrooms with custom closets, a stylish 4-piece bathroom, and a spacious, fully equipped laundry room complete the upper level. The fully developed lower level extends the living space with plush carpeting, a large rec room with a sleek wet bar, a dedicated gym area enclosed with 10mm glass, an additional bedroom, and a full 4-piece bathroom—perfect for guests or growing families. Step outside into the beautifully landscaped, east-facing backyard featuring a low-maintenance composite deck, gas lines for both a firepit and BBQ, creating an ideal setting for outdoor entertaining. A double detached garage adds further convenience and storage, while additional upgrades like motorized blinds, ceiling speakers, central A/C, and in-floor heating rough-in in the basement complete this exceptional offering. Don't miss the video tour—click on the media link and schedule your private showing today!

Built in 2021

### **Essential Information**

MLS® #	A2225234
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.07
Year Built	2021

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	3534 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L5

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
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Days on Market 19  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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