

# \$749,900 - 3310 40 Street Sw, Calgary

MLS® #A2232321

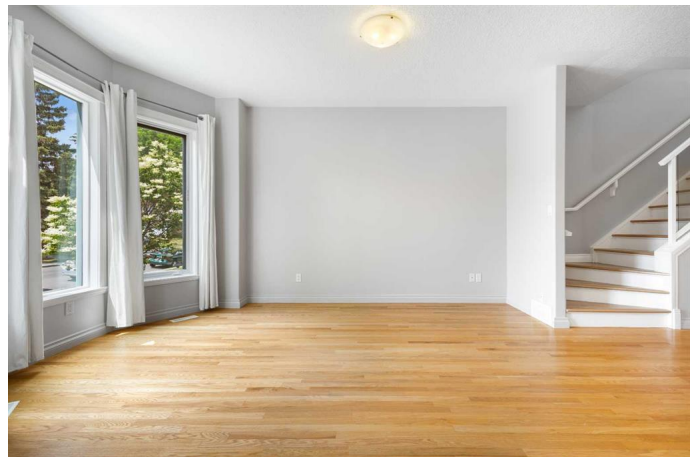
**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,599 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Glenbrook, where quality craftsmanship, comfort, and convenience come together effortlessly. Ideally located with quick access to Glenmore, Crowchild, and Sarcee Trail, this residence offers excellent connectivity across the city and sits within the walk zone of top-rated schools, including Holy Name and Glamorgan. Inside, you'll find gleaming hardwood flooring on the main and upper levels, complemented by elegant knock-down ceilings and abundant natural light from expansive west-facing bay windows. The main floor boasts impressive 9-foot ceilings and a spacious kitchen designed for culinary enthusiasts, featuring a dual fuel range with a gas cooktop. Stay cool all summer long with the comfort of central air conditioning. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The professionally developed basement adds versatility with two additional bedrooms and a custom built-in desk perfect for a home office, study area, or guest retreat. Outside, enjoy a beautifully landscaped and private backyard, ideal for relaxing or entertaining. Recent upgrades include a new roof installed in 2020 and new window sealed units in 2021. This is a rare opportunity to own a thoughtfully designed home in one of Calgary's most desirable communities. Don't miss your chance to make this Glenbrook gem yours!



Built in 1999

## Essential Information

MLS® #	A2232321
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,599
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3310 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	8
Zoning	R-CG

### Listing Details

Listing Office	2% Realty
----------------	-----------

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