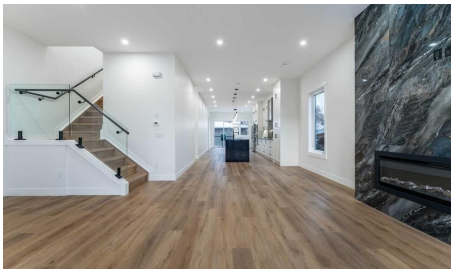
2723 40 Street SW

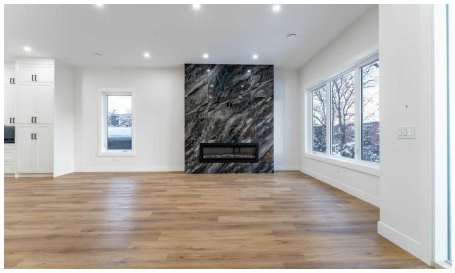
Calgary | Active | MLS® A2360229

$1,399,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2026**	**2,414.8 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

This newly built two-storey half duplex in Glendale offers 2,414.8 sq. ft. above grade and a legal two-bedroom basement suite. With six bedrooms and four full bathrooms across three levels, the layout includes a main-floor bedroom and full bath, ideal for guests or a home office.

The kitchen features a large island, quartz countertops, a gas cooktop and built-in wall ovens. The dining area opens onto the rear deck, and a floor-to-ceiling fireplace surround anchors the living room. Just inside the rear entry, a tiled pet wash station with a handheld sprayer, built-in cabinetry and a utility sink makes cleanup after muddy walks easy. The main floor also has a dedicated laundry room.

Upstairs, a skylit family room offers a second place to unwind. The primary bedroom has a walk-in closet and a five-piece ensuite with dual sinks, a freestanding soaker tub and a glass shower. Two additional bedrooms, a full bath and an upper-level laundry room complete this floor.

The legal basement suite has a separate exterior entrance, two bedrooms, a full kitchen, open living and dining areas, a five-piece bath and its own laundry. The basement level measures approximately 1,127 sq. ft. A detached double garage completes the property, with local schools, Optimist Athletic Park and CTrain service nearby. GST is included in the price. Commission is paid on the price before GST.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360229
Bedrooms	6
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,414.8 sq. ft.
Main Level Finished Area:	1,199.94 sq. ft.
Upper Level Finished Area:	1,214.86 sq. ft.
Below Grade Finished Area:	1,127.35 sq. ft.
Acreage:	No
Lot Area:	3,293 sq. ft.
Lot Frontage:	0'
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	2510210
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
Builder:	The Pioneer Building Group Inc.
New Constr.:	Yes

Construction Material:	Stone, Stucco
Structure Type:	Duplex
Roof:	Flat
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Main Level, Multiple Locations, Sink, Upper Level
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	Refrigerator (2), Stove (2), Washer (2), Dryer (2), Dishwasher (2)
Restrictions:	None Known
Main Floor	Living Room · 21'11" × 21'4" ·
Main Floor	Kitchen · 19'9" × 12'5" ·
Main Floor	Dining Room · 12'5" × 11' ·
Main Floor	Bedroom · 11'9" × 8'8" ·
Main Floor	Laundry · 10'7" × 8'7" ·
Main Floor	Furnace/Utility Room · 8'8" × 2'10" ·
Upper Level	Bedroom - Primary · 20'1" × 12'5" ·

Upper Level	Bedroom · 13'4" × 9'6" ·
Upper Level	Bedroom · 13'1" × 11'9" ·
Upper Level	Family Room · 12'3" × 9'3" ·
Upper Level	Laundry · 9'11" × 8'2" ·
Upper Level	Walk-In Closet · 10'6" × 6'9" ·
Basement	Kitchen · 14'2" × 9'9" ·
Basement	Dining Room · 12' × 9'9" ·
Basement	Bedroom · 12' × 10'6" ·
Basement	Bedroom · 10'11" × 10'6" ·
Basement	Game Room · 23'2" × 10'10" ·
Basement	Furnace/Utility Room · 11'6" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)
Exterior Features:	Lighting, Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2723-40-street-sw-calgary-a2360229/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.