2808 40 Street SW

Calgary | Active | MLS® A2326515

$999,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**1,935.09 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this exceptional luxury half duplex in the highly sought-after inner-city community of Glenbrook, where timeless design, premium craftsmanship, and outstanding functionality come together to create an extraordinary place to call home.

From the moment you step inside, you'll be impressed by the abundance of custom built-ins, elegant luxury vinyl plank flooring, designer tile accents, exquisite lighting, and the meticulous attention to detail showcased throughout every level of this stunning residence.

At the heart of the home is a chef-inspired kitchen featuring premium stainless steel appliances, a gas cooktop, built-in wall oven and microwave, bar fridge, beautiful cabinetry, and an impressive layout that seamlessly connects to the bright and spacious living and dining areas, perfect for entertaining or enjoying everyday family life.

Upstairs, you will find the spectacular primary bedroom, complete with soaring vaulted ceilings that create an inviting sense of space and luxury. The spa-inspired ensuite offers a true retreat with high-end finishes designed for relaxation, while two additional generously sized bedrooms, a stylish full bathroom, and a versatile loft provide exceptional space for a growing family, home office, or reading lounge.

Adding incredible value is the professionally finished two-bedroom basement legal suite with its own private entrance, offering an ideal opportunity for rental income, multigenerational living, or comfortable accommodations for extended family and guests.

Outside, enjoy your own private backyard oasis, thoughtfully designed for relaxing or entertaining, along with the convenience of a double detached garage.

Perfectly situated in one of Calgary's most desirable inner-city communities, this exceptional home is surrounded by excellent schools, beautiful parks, playgrounds, and an abundance of shopping, restaurants, cafés, and everyday amenities, with quick access to downtown and major transportation routes.

Offering luxurious finishes, outstanding versatility, and an unbeatable location, this remarkable Glenbrook home presents an incredible opportunity to experience elevated inner-city living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326515
Bedrooms	5
Bathrooms	4
Year Built	2024
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-Up/Down
Total Living Area:	1,935.09 sq. ft.
Main Level Finished Area:	918.42 sq. ft.
Upper Level Finished Area:	1,016.67 sq. ft.
Below Grade Finished Area:	850.79 sq. ft.
Acreage:	No
Lot Area:	2,906 sq. ft.
Lot Frontage:	26'5¾"
Front Exposure:	West
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2411419

Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 12'7" × 12'1" ·
Main Floor	Kitchen · 20'5" × 14'7" ·

Main Floor	Living Room · 13'7" × 12'4" ·
2nd Floor	Bedroom · 14'3" × 9'1" ·
2nd Floor	Bedroom · 10'4" × 9'9" ·
2nd Floor	Laundry · 8'2" × 5'8" ·
2nd Floor	Bedroom - Primary · 16'7" × 11'11" ·
2nd Floor	Walk-In Closet · 8'2" × 6' ·
Lower Level	Bedroom · 12'11" × 9'8" ·
Lower Level	Bedroom · 11'6" × 11'5" ·
Lower Level	Kitchen · 14' × 9'4" ·
Lower Level	Laundry · 6'4" × 3'5" ·
Lower Level	Living Room · 14' × 11'1" ·
Lower Level	Furnace/Utility Room · 10'7" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Jul 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2808-40-street-sw-calgary-a2326515/

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