3309 40 Street SW

Calgary | Active | MLS® A2358018

$799,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1979**	**1,387.81 sq. ft.**

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Listed by Zolo Realty

A closer look

* You don’t want to miss this spectacular SW home at this weekend’s OPEN HOUSE: SAT, NOV 21st AND SUN, NOV 22nd, 1-3 PM * Beautifully RENOVATED, this modern DETACHED HOME in the heart of GLENBROOK seamlessly blends modern flair with everyday functionality. Adding to its appeal are NEW GARAGE DOOR + EAVES (2026), CENTRAL AIR (2025), HOUSE SHINGLES (2019), FURNACE (2018), & HWT (2018). Offering just over 2,019 sq. ft. of total living space, this 3-bed, 3.5-bath home offers a finished basement and an oversized double detached garage. Upon entry, engineered hardwood flooring and a crafted open-riser wood staircase with custom horizontal railings make a captivating first impression. Just off the foyer, the welcoming dining room is bathed in natural light from its large bay window, while elegant crown moulding adds timeless charm. Continuing in, the open-concept kitchen overlooks a sunlit breakfast nook and family room, creating an ideal setting for gathering and entertaining. The renovated kitchen showcases ceiling-height cabinetry, quartz counters, stainless steel appliances, and custom walnut bench seating with storage. Combined with the clever pull-outs, built-in spice rack, and soft-close dovetail drawers, they reflect careful planning and attention to detail invested. The family room offers a cozy gas fireplace with custom mantel and tile surround, plus access to the west-facing backyard for indoor-outdoor living. Surrounded by mature greenery, the private deck is the perfect setting for BBQs, outdoor dining, or unwinding in the warmth of the afternoon sun. Rounding out the main level is a stylish powder room, coat closet, and pantry, adding daily convenience for family and guests, and valuable storage. Upstairs, the king-sized primary features a walk-in closet, dual closets, and a four-piece ensuite with double vanity and large glass-enclosed shower. Down the hall, the cheerful second bedroom boasts a vaulted ceiling and dual windows, alongside a four-piece bath with a tub and its own window. Heading downstairs, the fully finished lower level offers the ultimate recreation room, perfect for family movie nights, watching sports, or unwinding. Working from home is a pleasure in this custom office space, with its expansive two-tone walnut built-in desk, shelving, microwave, and bar fridge. Family or overnight guests can settle comfortably into the spacious, egress window bedroom with a double closet and a nearby private three-piece bath. Adding to the basement’s functionality are the laundry/utility room and under-stair storage to help keep household essentials neatly organized. Glenbrook’s prime SW location puts Sarcee, Glenmore, and Crowchild Trails, along with transit, within reach for effortless connections across Calgary. With schools, parks, and amenities minutes away, enjoy an established neighbourhood with city conveniences, ready to move into and make yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358018
Bedrooms	3
Bathrooms	4
Year Built	1979
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,387.81 sq. ft.
Main Level Finished Area:	728.54 sq. ft.
Upper Level Finished Area:	659.26 sq. ft.
Below Grade Finished Area:	632 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7884GK

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Attached Wall Shelving, Basement TV Wall Mount, Window Coverings + Rods (except where excluded), and Garage Workbench
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 12'10" ·
Main Floor	Kitchen · 11'11" × 9'2" ·

Main Floor	Breakfast Nook · 7'6" × 4'4" ·
Main Floor	Family Room · 16'4" × 11'4" ·
2nd Floor	Bedroom · 13'7" × 10'1" ·
2nd Floor	Bedroom - Primary · 13'7" × 10'1" ·
Basement	Game Room · 15' × 11'3" ·
Basement	Office · 12'2" × 7'2" ·
Basement	Bedroom · 14'11" × 10'10" ·
Basement	Laundry · 11'2" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Crown Molding, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3309-40-street-sw-calgary-a2358018/

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