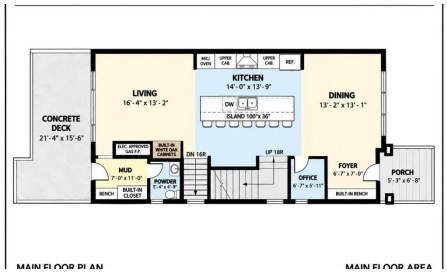
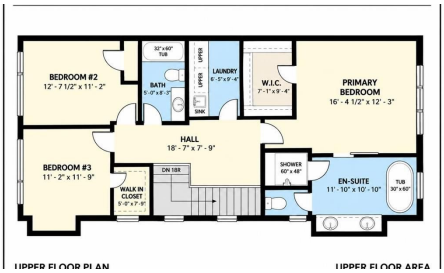
3521 40 Street SW

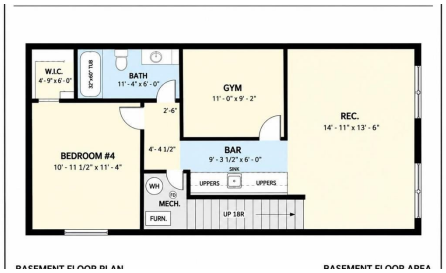
Calgary | Active | MLS® A2357268

$1,149,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,954.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to 3521 40th Street SW, an exceptional semi-detached infill offering 1,954 sq ft of refined above-grade living space in the established community of Glenbrook. Facing a park with no homes directly across the street, this beautifully crafted residence pairs timeless white Hardie Board siding with sophisticated finishes, thoughtful design and impressive attention to detail.

Step inside to 10-foot main-floor ceilings, engineered hardwood flooring that continues upstairs and along the staircase, and an open-concept layout designed for entertaining. A striking glass-walled office offers a stylish, light-filled workspace. The showpiece kitchen blends crisp white cabinetry with a contrasting white oak island, complemented by quartz countertops, a waterfall edge, a quartz backsplash and premium JennAir appliances. The living room brings warmth and character with a gas fireplace framed by tile and an MDF mantel, alongside custom white oak built-ins. Just beyond, a full-width concrete patio extends your living space outdoors, surrounded by a fully landscaped yard.

Upstairs, the primary suite is a tranquil retreat with vaulted ceilings and a walk-in closet fitted with custom cabinetry. The spa-inspired ensuite offers a double vanity, freestanding soaker tub, steam shower and heated floors. Two additional bedrooms, each with custom built-in cabinetry, a beautifully appointed 4-piece bathroom and convenient upper-floor laundry complete this level.

Downstairs, the attention to detail continues. Built with 10-foot foundation walls, the finished basement delivers true 9-foot ceilings without dropped bulkheads-a remarkable sense of openness. A spacious recreation room with a custom media wall is complemented by a wet bar featuring quartz countertops and a bar fridge. A dedicated approximately 11' x 12' gym, enclosed by a glass wall and finished with mirrors and durable gym flooring, makes staying active at home effortless. A fourth bedroom and full bathroom add flexibility for family and guests.

Construction details include Rockwool Safe'n'Sound insulation and double drywall in the shared wall, designed with acoustic comfort in mind. The fully insulated and drywalled double garage features EV charging, while indoor and outdoor built-in speakers, A/C rough-in and new home warranty add to the home's appeal.

With Glenbrook School, A.E. Cross School and a variety of shopping options within walking distance, this park-facing home combines elevated craftsmanship with everyday convenience. Schedule your private showing and experience a distinctive Glenbrook infill for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357268
Bedrooms	4

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:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,954.17 sq. ft.
Main Level Finished Area:	921.17 sq. ft.
Upper Level Finished Area:	1,033 sq. ft.
Below Grade Finished Area:	935.17 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2611912
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 15' × 13'2" ·
Main Floor	Kitchen · 18' × 13' ·
Main Floor	Dining Room · 13' × 10'7" ·
Main Floor	Office · 5'9" × 5'6" ·
Upper Level	Bedroom - Primary · 13'4" × 12' ·
Upper Level	Laundry · 8'2" × 6'3" ·
Upper Level	Bedroom · 12'7" × 9'10" ·
Upper Level	Bedroom · 11'9" × 9'11" ·
Basement	Bedroom · 13'5" × 10'11" ·
Basement	Exercise Room · 12' × 11' ·
Basement	Game Room · 18'10" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Built-in Features, Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3521-40-street-sw-calgary-a2357268/

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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.