

# \$974,900 - 3505 41 Street Sw, Calgary

MLS® #A2232337

**\$974,900**

4 Bedroom, 4.00 Bathroom, 2,068 sqft

Residential on 0.07 Acres

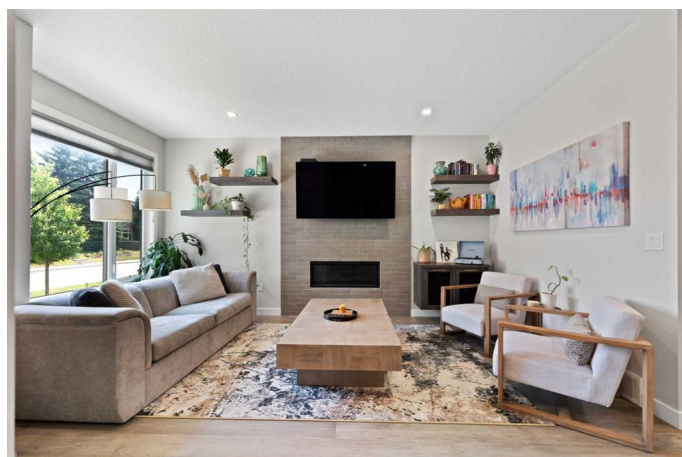
Glenbrook, Calgary, Alberta

Welcome to this Luxurious home in the sought after community of Glenbrook. With over 2900 of developed square feet, this beautiful home features a cozy living room with a gas fireplace and lots of Natural light. Next you'll find an office that is perfect for working from home plus a drop ceiling in the dining area next to the chic kitchen with oversized island and high-end Fisher & Paykel appliances. The upper floor features 7-inch manufactured oak hardwood, a large master bedroom including a 5 piece ensuite with his and her sinks, 2 additional bedrooms both with walk-in closets and a bright sitting bonus room and laundry room with sink. Downstairs features a family room, wet bar, gym and a nice size bedroom and full 3 piece bath! This west-facing backyard has a private deck and double-parking garage. This home is loaded with upgrades including Air Conditioning, high ceilings and 8 ft doors. Walking distance to parks, schools, shopping & only minutes to downtown. Call to book your private showing today!

Built in 2019

## Essential Information

MLS® #	A2232337
Price	\$974,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,068
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3505 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	40
Zoning	R-CG

### **Listing Details**

Listing Office	eXp 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.