

3316 41 Street SW
Calgary, Alberta

MLS # A2275416



\$979,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,828 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	N/A		

This two-story 4 bedroom, 3 1/2 bath features over 2650 sq/ft of livable space and one thing most duplexes nowadays do not have.....an upper floor bonus room. With two sky lights that adds tons of natural light, this rare bonus room is perfect for entertaining or relaxation. Nestled in the community of Glenbrook, this beautiful duplex features a bright colour scheme accentuated with oak engineered hardwood flooring, high end finishing, upgraded carpeting, a large luxurious ensuite off the master bedroom, high ceilings giving an open feeling, and dual sliding doors leading out to a large deck so you can enjoy those warm summer evenings. If location is what you're looking for then this is the home for you...minutes from downtown, minutes from the shopping and restaurants of Signal Hill Shopping Centre yet, uniquely located so you can quickly get out of town and head west to enjoy the mountains.