

3522 41 Street SW
Calgary, Alberta

MLS # A2287462



\$875,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Tankless Hot Water		

Inclusions: NA

Welcome to this beautifully updated home offering over 2,800 sq ft of developed living space in the heart of Glenbrook, ideally situated on a quiet, tree-lined street in one of Calgary's most convenient west-side communities. Thoughtfully designed with character and functionality in mind, this home stands apart from typical infills. You're welcomed by a beautiful open-concept main level that is bright and airy with high ceilings and large windows that fill the space with natural light. This floor has a spacious main floor office, a stunning chef's kitchen featuring an oversized quartz island, and a rare walk-in pantry with custom wood storage. This floor also features a large designated dining room area, a warm cozy living room with a fireplace, and a much needed back mudroom area complete with a large coat closet. Upstairs, retreat to a spacious primary suite complete with a huge walk in closet, and a luxurious ensuite showcasing dual sinks, a deep soaker tub, and an oversized walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper laundry room complete the upper level. The fully developed basement expands the living space with a large rec/media area, an additional bedroom, full bathroom, and ample storage — perfect for guests, teens, or a home gym setup. Outside, the professionally landscaped yard creates a private backyard oasis featuring mature trees, custom flagstone patio, low-maintenance turf, and a built-in irrigation system. Additional highlights include central air conditioning, custom hunter Douglas window coverings, an efficient tankless hot water system, and a fully finished double garage with insulation and durable steel cladding. As you walk through this home you will see that it was built with quality and care by Cardel Homes - a long term reputable builder. Modern, warm, and

exceptionally well cared for, this home offers elevated inner-city living close to parks, schools, shopping, and quick downtown access.