

# \$1,068,000 - 3533 40 Street Sw, Calgary

MLS® #A2240789

**\$1,068,000**

5 Bedroom, 4.00 Bathroom, 1,973 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Open House Saturday, August 09 1-3PM.  
Right Side SOLD – Only One Unit Left!  
Welcome to 3533 40 Street SW, an exceptional new luxury infill crafted by Edge Luxury Homes – a builder renowned for meticulous craftsmanship, refined finishes, and thoughtful layouts. Located directly across from green space in the heart of Glenbrook, this home combines elegance, functionality, and income potential in one of Calgary’s most coveted inner-city neighbourhoods. The curb appeal is striking with a low-maintenance Hardie board and stucco exterior, clean architectural lines, and modern detailing. Step inside to discover a bright, open-concept floor plan featuring soaring 10’™ ceilings, wide-plank hardwood flooring, and oversized windows that flood the home with natural light. The main floor offers a dedicated front-facing home office and a spacious living room with serene park views. The gourmet kitchen is a showstopper – complete with modern cabinetry, quartz countertops, high-end stainless steel appliances, and a large island perfect for entertaining. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with vaulted ceilings, walk-in closet, and a spa-inspired ensuite with heated tile floors, dual vanities, a soaker tub, and walk-in shower. A full 4-piece bath and convenient upper laundry complete the level. Downstairs, the 2-bedroom legal basement suite is ideal for rental income, multi-generational living, or extended guests. It



features its own private side entrance, full kitchen, separate laundry, and durable LVP flooring throughout. Enjoy warm summer days in your sunny west-facing backyard, with an oversized rear deck, perfect for BBQs and outdoor entertaining. The double detached garage, full landscaping, and fencing make this home 100% move-in ready. Only one unit remains – don’t miss your chance to own this standout property in a prime location close to parks, schools, shopping, and transit. This is elevated inner-city living at its finest.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240789               |
| Price          | \$1,068,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,973                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3533 40 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3J3           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Detached, Garage Door Opener, Off Street |
| # of Garages | 2                                                                          |

## Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Dry Bar, Low Flow Plumbing Fixtures |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer                                                                                                                                            |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                       |
| Cooling           | Rough-In                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting, Playground, Private Entrance, Private Yard                                                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Garden, Landscaped, Many Trees, Other, See Remarks, Views, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                                         |
| Construction      | Stucco                                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 39              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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