

2838 40 Street SW
Calgary, Alberta

MLS # A2217474



\$849,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,813 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s)		
Inclusions:	N/A		

Welcome to this exquisite 1813 sq ft duplex, built in 2014, where contemporary design and thoughtful details come together to create the perfect living space. The main floor boasts soaring 10-foot ceilings, adding to the open and airy atmosphere. A stunning open staircase adds an element of style and sophistication, while the double-sided see-through fireplace creates a warm, inviting ambiance between the living and dining areas. The chef's kitchen featuring sleek stainless steel appliances that are both functional and elegant. It seamlessly flows into the living and dining spaces, making it perfect for entertaining. Upstairs, the spacious master bedroom offers a private retreat, complete with a large ensuite and a walk-in closet for ultimate convenience. Two additional generously sized bedrooms provide plenty of room for family or guests. The skylight on the upper floor fills the space with natural light, adding warmth and character to the entire level. The fully developed basement is a true gem, with an expansive entertainment area that's ideal for movie nights, family gatherings, or just relaxing. A fourth bedroom in the basement provides added flexibility for a guest room, home office, or personal space. Located in a peaceful neighborhood, this duplex is close to everything you need—shopping, dining, MRU (Mount Royal University), and Downtown. Whether you're working, studying, or enjoying leisure time, this home offers the perfect blend of tranquility and convenience. Don't miss your opportunity to own this beautiful, well-located home. Please check detail in the virtual tour!