\$1,050,000 - 3716 44 Street Sw, Calgary

MLS® #A2252583

\$1,050,000

5 Bedroom, 4.00 Bathroom, 1,954 sqft Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to your future luxurious semi-detached infill in the desirable community of Glenbrook. This home features a fantastic mortgage helper with a legal 2-bedroom basement suite, providing 847 square feet of private living space, with a separate entrance. You can enjoy the expansive 1,954 square feet of upper living space, which includes 3 bedrooms and 2.5 bathrooms, while renting out the legal basement suite. Glenbrook is the perfect neighborhood for young professionals and families, offering convenient access to shopping, dining, public transit, and excellent schools and parks. This home is designed for modern living with open-concept spaces, high ceilings, elegant lighting and plumbing fixtures, large windows, and an abundance of natural light. Upon entering the home, you'll be greeted by a spacious foyer with a built-in bench for convenient storage. The kitchen is a chef's dream, featuring a stunning hood fan, ceiling-height cabinetry, a massive quartz island with ample seating, and high-end stainless-steel appliances. The living room boasts large windows, allowing natural light to flood the space, and a cozy fireplace for added warmth. Thoughtful touches like custom cabinetry and shelving provide ample storage while giving you the flexibility to personalize the space. Upstairs, the primary bedroom offers a walk-in closet with built-in shelving/hanging, while the luxurious ensuite features heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors.







This floor also includes a dedicated laundry room and two generously sized additional bedrooms with a beautifully appointed 4-piece bathroom. The legal basement suite has its own private entrance from the side of the house, offering two spacious bedrooms, a 4-piece bathroom, and a well-appointed kitchen with ceiling-height cabinets, quartz countertops, a built-in pantry, dual undermount sink, and stainless-steel appliances, including a fridge, electric range, and dishwasher. The basement al so features a spacious living/dining area and in-suite laundry.Don't let this incredible opportunity pass you byâ€"this home has everything you need and more! Book a showing with your favourite realtor today! (id:6289)

Built in 2025

Essential Information

Listing # A2252583
Price \$1,050,000

Bedrooms 5

Bathrooms 4.00

Half Baths 1

Square Footage 1,954
Acres 0.07
Year Built 2025

Type Single Family

Sub-Type Freehold

Community Information

Address 3716 44 Street Sw

Subdivision Glenbrook

City Calgary
Province Alberta
Postal Code T3E3S1

Amenities

Amenities Park, Playground, Schools, Shopping

Features Back lane

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer,

Microwave, Hood Fan

Heating Other, Forced air

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Stucco

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty





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. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 3:46pm PST