

\$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 also features a spacious living/dining area and in-suite laundry. Don't let this incredible opportunity pass you by—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
Basement	Suite

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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