

\$1,050,000 - 3717 41 Street Sw, Calgary

MLS® #A2245027

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,193 sqft
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

PRICED BELOW REPLACEMENT AND ASSESSED VALUE! Presenting an impeccably kept DETACHED infill, boasting over 3,300 sq ft of sophisticated living space on a picturesque, tree-lined street in Glenbrook. Featuring 3+1 bedrooms and 3.5 bathrooms, this residence masterfully combines elegance, practicality, and comfort in every corner. Be greeted by impressive 10-foot ceilings and striking engineered hardwood and tile flooring throughout.

The gourmet kitchen is a true culinary haven, designed for both entertaining and everyday living, with an oversized 10 ft island, high-end appliances including a gas cooktop, built-in wall oven and microwave, a French-door refrigerator, Bosch dishwasher, Large formal dining room that comfortably accommodates seating for 8. The living room is spacious and allows for large comfortable furniture, and features custom built ins and gas fireplace with stone surround. 2-piece bath completes this level. A spacious mudroom with custom-built ins leads you to the nice sized private WEST facing back yard with plenty of grass space and a large exposed aggregate patio and walkways. Natural gas barbeque outlet. Perfect place to take in the summer evenings. Double car detached garage with alley access and 220 wiring. Upstairs you will find 9 ft ceilings a massive primary bedroom which will accommodate large king sized suite. Enjoy morning coffee on the east facing deck finished with glass railing. Added luxury to the



master suite is an impressive walk in closet with custom built ins and french doors open to a spa-inspired ensuite featuring heated flooring, a freestanding tub, and a glass-enclosed tile steam shower. Two additional bedrooms both with walk in closets also with custom built ins, a nicely appointed 4 piece bath, and a spacious laundry room with a sink and more custom-built ins for even more convenience complete the upper floor.

Fully developed lower level with in floor heating, fabulous for those Alberta winter evenings. This area is ideal for entertaining or family time, showcasing a projector and 100 inch screen with custom cabinetry, and built in speaker system throughout, perfect for movie night or those favorite sporting events. A sleek wet bar with beverage fridge and plenty of cabinetry and counter space. This floor has an added fourth bedroom with walk in and full 4-piece bathroom.

Additional builder upgrades include security cameras; upgraded roof with full ice and water shield membrane and upgraded roof ventilation; R50 blown insulation to attic and solid core doors. The home is situated near excellent schools, athletic fields, off leash areas, shopping, minutes to downtown and quick access to Sarcee, Stoney and Glenmore Trail for effortless commuting in and out of the city.

Built in 2018

Essential Information

MLS® #	A2245027
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,193

Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3717 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Central Vacuum, Low Flow Plumbing Fixtures, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped,

	Lawn, Private, Lake
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.