

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

MLS® #A2200933

**\$1,050,000**

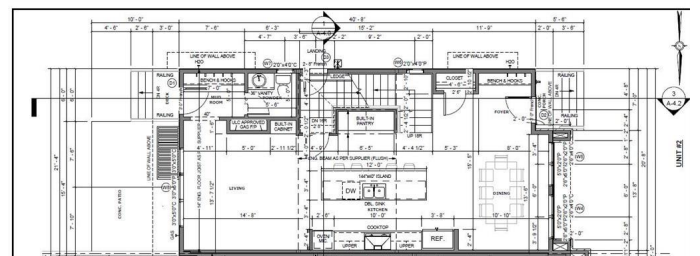
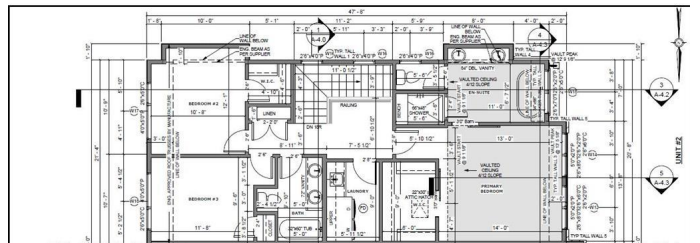
5 Bedroom, 4.00 Bathroom, 1,903 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

This stunning home is currently under construction, offering you the exciting opportunity to personalize some selections and finishes to create your dream home. Don't miss out—this option won't be available for long!

Welcome to your future luxurious semi-detached infill in the desirable community of Glenbrook. This home features a fantastic mortgage helper with a legal 1-bedroom basement suite (or 2 if buyer prefers - have the option), providing 897 square feet of private living space. You can enjoy the expansive 1,900 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 suite 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 5-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 suite 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!

Built in 2025

### **Essential Information**

MLS® #	A2200933
Price	\$1,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style 2 Storey, Side by Side  
Status Active

### Community Information

Address 3716 44 Street Sw  
Subdivision Glenbrook  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3E 3S1

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven  
Heating Fireplace(s), Forced Air  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Suite

### Exterior

Exterior Features Other, Private Yard  
Lot Description Back Lane, Back Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 10th, 2025  
Days on Market 36

Zoning R-C2

## **Listing Details**

Listing Office eXp Realty

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