

# \$949,900 - 3534 41 Street Sw, Calgary

MLS® #A2225234

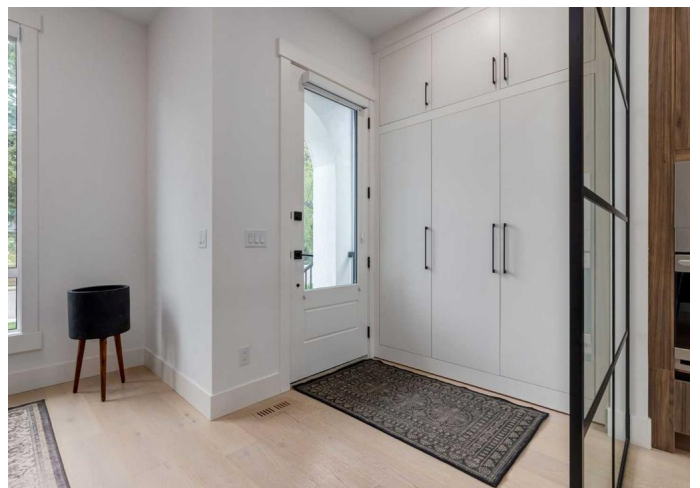
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this exquisite luxury semi-detached home nestled in the highly sought-after community of Glenbrook. Thoughtfully designed and masterfully crafted, this 4-bedroom, 3.5-bathroom two-storey residence showcases timeless elegance paired with premium finishes throughout. Step inside to discover a warm and inviting open-concept layout, where soaring 10-foot ceilings and expansive windows flood the space with natural light. Rich engineered white oak hardwood floors guide you through the main level, leading to a chef-inspired kitchen that will impress even the most discerning culinary enthusiast. Boasting full-height cabinetry with soft-close features, under-cabinet lighting, and built-in stainless-steel appliances—including a gas cooktop, wall oven, side-by-side refrigerator/freezer, and dishwasher—this kitchen is anchored by an oversized quartz island, perfect for casual meals and entertaining alike. The adjacent dining and living areas provide a seamless flow for hosting guests or enjoying cozy nights in. The living room features a striking inset gas fireplace with full-height tile surround, custom millwork, and built-in wine storage—an ideal space to relax and connect. At the rear, a thoughtfully designed mudroom with built-in cabinetry and a bench ensures effortless organization upon entry. Upstairs, the luxurious primary suite is a true retreat, highlighted by vaulted ceilings, expansive



windows, a makeup vanity, and dual walk-in closets with custom built-ins. The spa-inspired 5-piece ensuite offers heated tile floors, dual quartz-topped vanities, a fully tiled walk-in steam shower, and a stand-alone soaker tub. Two additional bedrooms with custom closets, a stylish 4-piece bathroom, and a spacious, fully equipped laundry room complete the upper level. The fully developed lower level extends the living space with plush carpeting, a large rec room with a sleek wet bar, a dedicated gym area enclosed with 10mm glass, an additional bedroom, and a full 4-piece bathroom—perfect for guests or growing families. Step outside into the beautifully landscaped, east-facing backyard featuring a low-maintenance composite deck, gas lines for both a firepit and BBQ, creating an ideal setting for outdoor entertaining. A double detached garage adds further convenience and storage, while additional upgrades like motorized blinds, ceiling speakers, central A/C, and in-floor heating rough-in in the basement complete this exceptional offering. Don't miss the video tour—click on the media link and schedule your private showing today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225234    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,969       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3534 41 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3L5           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Vaulted Ceiling(s)                     |
| Appliances        | Bar Fridge, Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor Roughed-In                                                                      |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Other                  |
| Lot Description   | Back Lane, Rectangular Lot           |
| Roof              | Asphalt Shingle                      |
| Construction      | Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 18             |

ZoningR-CG

Listing Details

Listing OfficeRE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.