

\$799,900 - 2822 40 Street Sw, Calgary

MLS® #A2199120

\$799,900

3 Bedroom, 2.00 Bathroom, 1,088 sqft
Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! An EXCEPTIONAL OPPORTUNITY awaits in Glenbrook with this charming 1950s RAISED BUNGALOW, perfect for a future INFILL or a strategic BUY-AND-HOLD investment. This home offers incredible versatility, featuring a 2-BED, 1-BATH main floor and a 1-BED, 1-BATH BASEMENT LEGAL SUITE. The main floor has been optimized for COMFORTABLE LIVING or SHORT-TERM RENTALS. A spacious living room with a bay window welcomes natural light. The well-appointed kitchen boasts ample counter space, cabinetry, and newer appliances, flowing into a dedicated dining area that leads to the LARGE DECK and EAST-FACING BACKYARD—perfect for outdoor entertaining. Two WELL-SIZED BEDROOMS provide comfortable retreats, while a 4pc bathroom with tiled flooring and a tub/shower combo completes the main floor. The BASEMENT LEGAL SUITE with a separate entrance is ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. It features a spacious living/dining area, a fully equipped kitchen, a comfortable bedroom with a walk-in closet, and a 4pc bathroom with a tub/shower combo. Outside, enjoy the EXPANSIVE DECK, GENEROUS YARD SPACE, and DOUBLE DETACHED GARAGE. Adding to the home's value, the house & garage roofs were replaced within the last five years. PRIME GLENBROOK LOCATION with easy



access to MRU, Westbrook Mall, Westhills Towne Centre, and Cineplex Odeon Westhills Cinema. Nearby parks & playgrounds include the Glenbrook Community Association and Optimist Athletic Park. Excellent school options within a 20-min walk, plus quick access to Glenmore Trail & the Calgary Ring Road for effortless commuting. Whether you're looking to develop, live in, or invest, this Glenbrook gem offers endless possibilities! Schedule your private showing today!

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199120 |
| Price | \$799,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,088 |
| Acres | 0.14 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2822 40 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3J6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, See Remarks, Suite |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 30 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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