

# \$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, Suite, See Remarks                      |

## 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 | 7               |
| Zoning         | R-CG            |

## Listing Details

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

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