



## 3109 42 Street Calgary Alberta

\$899,000

**\*STILL HAVE TIME FOR UPGRADES AND INTERIOR PACKAGE CHOICE\*** Welcome to **\*Seven by Burj Developments\***, a collection of luxury townhomes nestled in the heart of Glenbrook, one of Calgary's most desirable inner-city neighborhoods. Offering unparalleled access to top schools, lush parks, and vibrant shopping areas, these stunning residences provide the ultimate urban sanctuary. Each three-story townhome boasts a private top-floor master suite, complete with a walk-out balcony, spa-inspired ensuite, and generous closet space, while two additional en-suite bedrooms on the second floor and a fourth bedroom with its own entrance in the basement offer flexibility for all lifestyles. The thoughtfully designed kitchens feature LED lighting, stylish cabinetry, quartz countertops, and stainless steel appliances, including a French door refrigerator and dishwasher that combine functionality with sleek design. High-end stainless steel appliances ensure sustainable living without compromising style. Choose from two distinct interior packages: the **\*Pearl Package\***, with a light, airy palette, polished quartz surfaces, and soft custom cabinetry for a refined aesthetic; or the **\*Noir Package\***, with rich tones, dark stone surfaces, and striking fixtures for a bolder, contemporary look. High-end finishes abound, including 10ft ceilings on the main floor, 9ft ceilings on the upper floor, a gas fireplace, custom-tiled showers, and upgraded hardware. With energy-efficient lighting and a personal design consultation included, you can truly make this your dream home. Discover elevated living at Seven by Burj Developments! **\*please contact for full spec sheet which includes structural and electrical features, Interior/Exterior Selections\***Note: Property not built yet. The RMS value displayed in this report was determined by applying RMS principles to construction blueprints/drawings. Photos are 3...

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Other 4.00 Ft x 7.67 Ft

Laundry room 5.50 Ft x 7.67 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

Bedroom 12.00 Ft x 10.00 Ft

Other 16.33 Ft x 4.00 Ft

Bedroom 9.42 Ft x 9.42 Ft

3pc Bathroom 8.00 Ft x 6.00 Ft

Family room 14.33 Ft x 10.42 Ft

Living room 12.50 Ft x 12.00 Ft

Kitchen 7.50 Ft x 14.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Other	4.00 Ft x 10.00 Ft	2pc Bathroom	7.00 Ft x 2.67 Ft
Primary Bedroom	14.33 Ft x 11.75 Ft	Other	3.33 Ft x 7.00 Ft
5pc Bathroom	9.42 Ft x 8.00 Ft	Other	7.58 Ft x 4.17 Ft
Other	9.42 Ft x 4.00 Ft		