

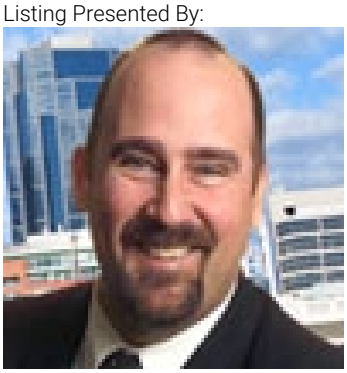
2808 40 Street Calgary Alberta

$999,900

Welcome to this exceptional luxury half duplex in the highly sought-after inner-city community of Glenbrook, where timeless design, premium craftsmanship, and outstanding functionality come together to create an extraordinary place to call home.From the moment you step inside, you'll be impressed by the abundance of custom built-ins, elegant luxury vinyl plank flooring, designer tile accents, exquisite lighting, and the meticulous attention to detail showcased throughout every level of this stunning residence.At the heart of the home is a chef-inspired kitchen featuring premium stainless steel appliances, a gas cooktop, built-in wall oven and microwave, bar fridge, beautiful cabinetry, and an impressive layout that seamlessly connects to the bright and spacious living and dining areas, perfect for entertaining or enjoying everyday family life.Upstairs, you will find the spectacular primary bedroom, complete with soaring vaulted ceilings that create an inviting sense of space and luxury. The spa-inspired ensuite offers a true retreat with high-end finishes designed for relaxation, while two additional generously sized bedrooms, a stylish full bathroom, and a versatile loft provide exceptional space for a growing family, home office, or reading lounge.Adding incredible value is the professionally finished two-bedroom basement legal suite with its own private entrance, offering an ideal opportunity for rental income, multigenerational living, or comfortable accommodations for extended family and guests.Outside, enjoy your own private backyard oasis, thoughtfully designed for relaxing or entertaining, along with the convenience of a double detached garage.Perfectly situated in one of Calgary's most desirable inner-city communities, this exceptional home is surrounded by excellent schools, beautiful parks, playgrounds, and an abundance of shopping, restaurants, cafes, a...

4pc Bathroom 8.17 Ft x 4.92 Ft
5pc Bathroom 8.75 Ft x 14.83 Ft
Bedroom 9.08 Ft x 14.25 Ft
Bedroom 9.75 Ft x 10.33 Ft
Laundry room 8.17 Ft x 5.67 Ft
Primary Bedroom 11.92 Ft x 16.58 Ft
Bedroom 11.50 Ft x 11.42 Ft
Kitchen 14.00 Ft x 9.33 Ft
Laundry room 6.33 Ft x 3.42 Ft
Living room 14.00 Ft x 11.08 Ft
Furnace 6.33 Ft x 10.58 Ft
2pc Bathroom 6.75 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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Phone: 403-259-4141
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Other 8.17 Ft x 6.00 Ft

4pc Bathroom 4.92 Ft x 9.67 Ft

Bedroom 12.92 Ft x 9.67 Ft

Dining room 12.58 Ft x 12.08 Ft

Kitchen 14.58 Ft x 20.42 Ft

Living room 13.58 Ft x 12.33 Ft