



# 3716 44 Street Calgary Alberta

\$1,020,000

Welcome to 3716 44 Street SW, a brand-new, beautifully designed duplex with a fully legal basement suite located in the highly desirable community of Glenbrook. This thoughtfully built home offers over 2,600 sq. ft. of professionally developed living space and is perfectly suited for families, professionals, or investors seeking modern inner-city living with income potential. Built with quality craftsmanship and attention to detail, the property comes complete with comprehensive New Home Warranty coverage, providing peace of mind and long-term value. From the moment you arrive, the contemporary exterior design makes a strong first impression with clean architectural lines, large windows, and modern finishes that blend seamlessly into the neighborhood. The landscaped front approach welcomes you into a bright and functional interior designed for everyday living and entertaining. The main floor features a spacious open-concept layout and wide-plank engineered hardwood flooring that enhances the sense of space and warmth throughout. The front living area is highlighted by an elegant fireplace feature wall and oversized windows that allow natural light to pour in, creating an inviting atmosphere. The dining area transitions effortlessly into a stunning chef-inspired kitchen that serves as the heart of the home. Complete with quartz countertops, custom cabinetry, soft-close drawers, under-cabinet lighting, premium stainless steel appliances, and a large central island, this kitchen provides ample prep space and seating for casual dining or entertaining guests. The thoughtful layout ensures both style and functionality, making it ideal for hosting gatherings or enjoying family meals. A well-appointed two-piece powder room completes the main level. Upstairs, you will find three generously sized bedrooms, each offering privacy and comfort. The primary bedroom is designed as a ...

Bedroom 12.33 Ft x 10.17 Ft

Bedroom 10.58 Ft x 13.67 Ft

4pc Bathroom 4.92 Ft x 10.67 Ft

2pc Bathroom 4.92 Ft x 5.50 Ft

Primary Bedroom 13.92 Ft x 13.00 Ft

6pc Bathroom 16.92 Ft x 8.42 Ft

Bedroom 12.08 Ft x 10.58 Ft

Bedroom 9.42 Ft x 14.33 Ft

5pc Bathroom 9.33 Ft x 5.67 Ft

Listing Presented By:



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Power Properties

**RE/MAX Realty Professionals**

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