

# \$945,000 - 3823 44 Street Sw, Calgary

MLS® #A2218762

**\$945,000**

4 Bedroom, 4.00 Bathroom, 1,940 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to 3823 44 Street SW, a beautifully crafted home that blends luxury, function, and modern design in one of Calgary's most sought-after inner-city SW neighborhoods. Step inside to a main floor that impresses with stunning engineered hardwood flooring, delicate lighting, and a cozy living room featuring a fireplace with an elegant stone surround and custom built-in cabinetry illuminated to showcase your finest pieces. A large front window illuminates the space with natural light, enhancing the welcoming ambiance. The heart of the home, the kitchen, boasts a show-stopping oversized island with a waterfall quartz countertop, wine storage, and bar seating, perfect for entertaining. Culinary enthusiasts will love the gas cooktop, wall oven, built-in microwave, and full-height cabinetry offering abundant storage. The main floor is further elevated by an array of potlights and a stylish powder room for guests. Step outside to a west-facing backyard oasis complete with a poured concrete patio, perfect for summer gatherings, and a double garage with convenient lane access. Upstairs, you'll find sleek wooden railings with glass panels leading to a thoughtfully designed layout. The primary suite is a true retreat, featuring a large window, walk-in closet, and a luxurious 5-piece spa ensuite with a soaker tub and full-glass shower. Enjoy morning coffee or evening breezes on your private balcony. This level also includes two additional spacious bedrooms, a well-appointed 4-piece bath, and



a laundry room with a sink for added convenience. The fully developed basement expands your living space with a bright recreation room, complete with built-in TV cabinets. Enjoy immersive audio with in-wall wiring for front and rear surround sound speakers. Plus, HDMI cabling is discreetly run to accommodate your ceiling-mounted projector for a true home theater experience. Entertain with ease at the wet bar, or host guests in the additional bedroom with its own walk-in closet. A 4-piece bath and ample storage complete this level. Ideally located, this home is just steps from Richmond Road and within walking distance to Glenbrook School. Commuters will appreciate the easy access to Glenmore Trail via 37th Street and Stoney Trail via Sarcee Trail. You're also just minutes from the abundant retail and entertainment options at Westhills and Signal Hill Centre. Best of all, it's only a 10-minute drive to the downtown core and the vibrant energy of trendy 17th Avenue SW.

Built in 2018

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218762               |
| Price          | \$945,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,940                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3823 44 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3S4           |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony                                                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stone, Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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