

# \$1,125,000 - 2832 42 Street Sw, Calgary

MLS® #A2246559

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,185 sqft  
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

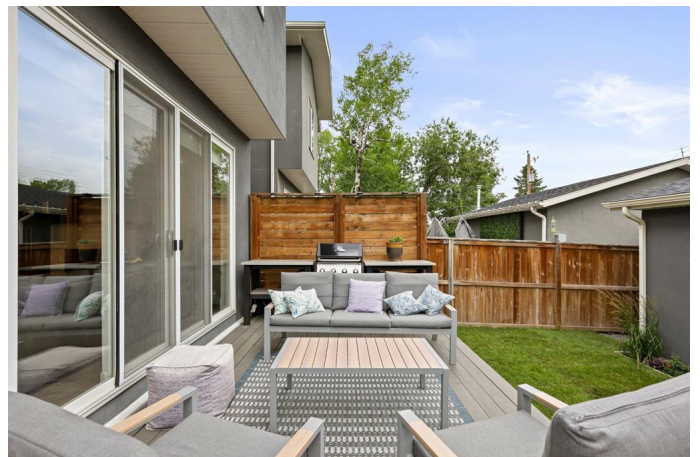
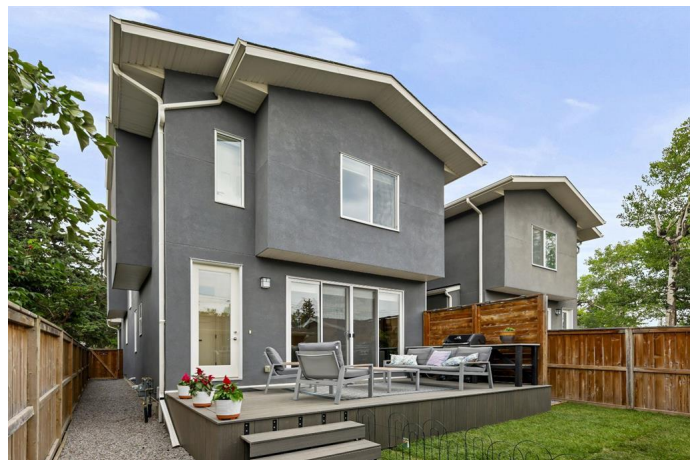
Welcome to this impeccably built and beautifully maintained home by Casil Custom Homes, offering over 3,200 sq ft of fully developed living space. Thoughtfully designed with exceptional craftsmanship, this home blends comfort, functionality, and timeless style.

Step inside to find an abundance of natural light and gleaming hardwood floors flowing throughout the main level. At the heart of the home is a chef-inspired kitchen, featuring a large central island, stainless steel appliances, a breakfast bar, quartz countertops, and extensive cabinetry—perfect for both everyday living and entertaining. The open-concept layout connects seamlessly to the dining and living areas, creating an inviting atmosphere for family gatherings or hosting guests.

Double patio doors lead to a composite deck with a built-in BBQ station complete with granite cabinets—an ideal setup for summer grilling. The beautifully landscaped yard also features a built-in shed designed to match the home's exterior, offering stylish and functional storage.

Need a quiet space to work or relax? A spacious main-floor office/den at the front of the home provides flexibility and privacy.

Upstairs, the luxurious primary suite serves as your personal retreat, featuring vaulted



ceilings, built-in cabinetry, a walk-in closet, and a spa-like 5-piece ensuite with a dual-sided fireplace. Two additional generously sized bedrooms—one with a walk-in closet—share a full 4-piece bathroom. A dedicated laundry room with built-in sink and storage adds extra convenience.

The fully finished basement offers a fourth bedroom, another full bathroom, and a large recreation/media room wired for sound—perfect for movie nights or entertaining. Additional features include custom blinds throughout, a fully insulated, drywalled, and heated garage with a space-saving overhead door opener, and basement plumbing roughed-in for in-floor heat.

This home truly has it all—thoughtful upgrades, beautiful finishes, and unmatched livability. Don't miss your opportunity to make it yours!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246559    |
| Price          | \$1,125,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,185       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2832 42 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3M1            |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                              |
| Heating           | Forced Air                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                          |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.