

# \$799,900 - 2822 40 Street Sw, Calgary

MLS® #A2199120

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** An EXCEPTIONAL OPPORTUNITY awaits in Glenbrook with this charming 1950s RAISED BUNGALOW, perfect for a future INFILL or a strategic BUY-AND-HOLD investment. This home offers incredible versatility, featuring a 2-BED, 1-BATH main floor and a 1-BED, 1-BATH BASEMENT LEGAL SUITE. The main floor has been optimized for COMFORTABLE LIVING or SHORT-TERM RENTALS. A spacious living room with a bay window welcomes natural light. The well-appointed kitchen boasts ample counter space, cabinetry, and newer appliances, flowing into a dedicated dining area that leads to the LARGE DECK and EAST-FACING BACKYARD—perfect for outdoor entertaining. Two WELL-SIZED BEDROOMS provide comfortable retreats, while a 4pc bathroom with tiled flooring and a tub/shower combo completes the main floor. The BASEMENT LEGAL SUITE with a separate entrance is ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. It features a spacious living/dining area, a fully equipped kitchen, a comfortable bedroom with a walk-in closet, and a 4pc bathroom with a tub/shower combo. Outside, enjoy the EXPANSIVE DECK, GENEROUS YARD SPACE, and DOUBLE DETACHED GARAGE. Adding to the home's value, the house & garage roofs were replaced within the last five years. PRIME GLENBROOK LOCATION with easy



access to MRU, Westbrook Mall, Westhills Towne Centre, and Cineplex Odeon Westhills Cinema. Nearby parks & playgrounds include the Glenbrook Community Association and Optimist Athletic Park. Excellent school options within a 20-min walk, plus quick access to Glenmore Trail & the Calgary Ring Road for effortless commuting. Whether you're looking to develop, live in, or invest, this Glenbrook gem offers endless possibilities! Schedule your private showing today!

Built in 1958

### Essential Information

MLS® #	A2199120
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2822 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	35
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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