

# \$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	28
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.