

\$775,000 - 3325 44 Street Sw, Calgary

MLS® #A2236493

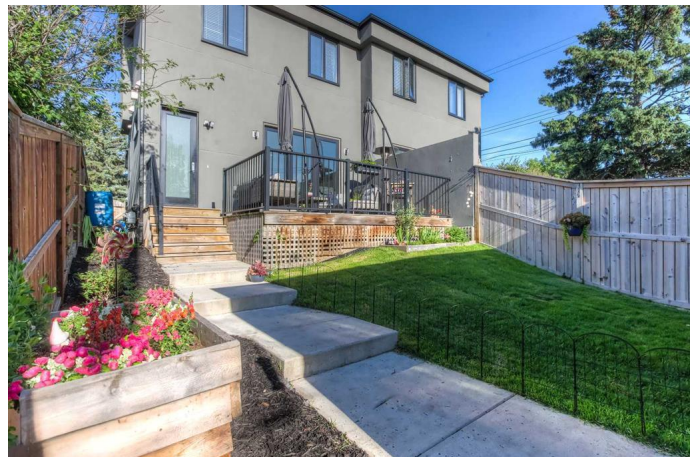
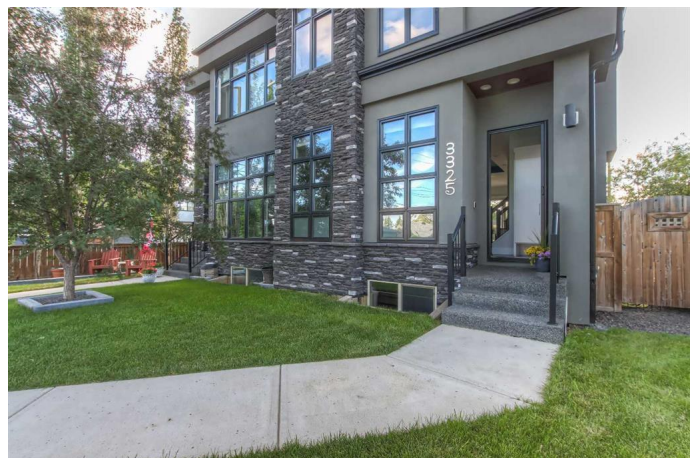
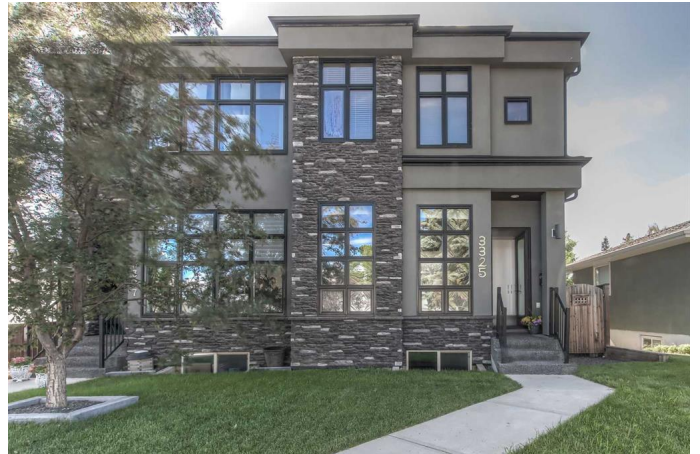
\$775,000

3 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this stylish and beautifully designed semi-detached home in the heart of the coveted, family-friendly Glenbrook community! Step inside to discover a bright, open layout with soaring 10-foot ceilings and an abundance of natural light throughout. There is a generous dining room that flows into your chef-inspired kitchen, featuring a gas stove, a wine fridge, and a large quartz countertop island perfect for hosting and gathering. The living room is equally inviting, complete with cozy gas fireplace and large patio doors that open up to your stunning sunny west-facing deck and back yard. Equipped with a BBQ gas line, this outdoor space will make entertaining a breeze. Upstairs, you'll find three well-appointed bedrooms, two full baths and a convenient laundry room. The primary suite has a walk-in closet and a spa-like ensuite with dual sinks, a large soaker tub, and a glass-enclosed tiled shower. The basement is unfinished offering a blank canvas for your future development-whether it's a home gym, rec room... whatever your heart desires. The home also includes a detached double garage, providing parking and plenty of storage. Ideally located for both convenience and lifestyle, this home offers a quick commute to downtown, and is just minutes' walk to playgrounds, top-rated schools, and green spaces. Plus you're just a short drive from Westhills Shopping Centre, putting shops, dining, and entertainment right at your fingertips. This is a must see if you are



looking for style, comfort, and great location.
Book your tour today!

Built in 2012

Essential Information

MLS® #	A2236493
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,486
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3325 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3R7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.