

# \$899,000 - 3109 42 Street Sw, Calgary

MLS® #A2176843

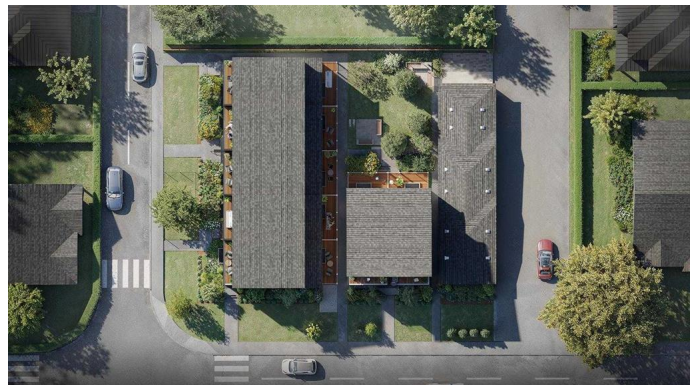
**\$899,000**

4 Bedroom, 5.00 Bathroom, 1,688 sqft  
Residential on 0.05 Acres

Glenbrook, Calgary, Alberta

\*STILL HAVE TIME FOR UPGRADES AND INTERIOR PACKAGE CHOICE\* Welcome to \*Seven by Burj Developments\*, a collection of luxury townhomes nestled in the heart of Glenbrook, one of Calgary's most desirable inner-city neighborhoods. Offering unparalleled access to top schools, lush parks, and vibrant shopping areas, these stunning residences provide the ultimate urban sanctuary. Each three-story townhome boasts a private top-floor master suite, complete with a walk-out balcony, spa-inspired ensuite, and generous closet space, while two additional en-suite bedrooms on the second floor and a fourth bedroom with its own entrance in the basement offer flexibility for all lifestyles.

The thoughtfully designed kitchens feature LED lighting, stylish cabinetry, quartz countertops, and stainless steel appliances, including a French door refrigerator and dishwasher that combine functionality with sleek design. High-end stainless steel appliances ensure sustainable living without compromising style. Choose from two distinct interior packages: the \*Pearl Package\*, with a light, airy palette, polished quartz surfaces, and soft custom cabinetry for a refined aesthetic; or the \*Noir Package\*, with rich tones, dark stone surfaces, and striking fixtures for a bolder, contemporary look. High-end finishes abound, including 10ft ceilings on the main floor, 9ft ceilings on the upper floor, a gas fireplace, custom-tiled



showers, and upgraded hardware.Â

With energy-efficient lighting and a personal design consultation included, you can truly make this your dream home. Discover elevated living at Seven by Burj Developments!

\*please contact for full spec sheet which includes structural and electrical features, Interior/Exterior Selections\*

Note: Property not built yet. The RMS value displayed in this report was determined by applying RMS principles to construction blueprints/drawings. Photos are 3D renderings and selections may vary a bit.

Built in 2024

### **Essential Information**

MLS® #	A2176843
Price	\$899,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,688
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3109 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3E 3M4

### Amenities

Amenities Park  
Parking Spaces 1  
Parking Garage Door Opener, Quad or More Detached, Covered  
# of Garages 1

### Interior

Interior Features Built-in Features, Chandelier, High Ceilings, Kitchen Island, Walk-In Closet(s), Closet Organizers  
Appliances Built-In Oven, Dishwasher, Microwave, Refrigerator, Gas Cooktop  
Heating Forced Air  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Courtyard  
Lot Description Back Lane, Front Yard, Lawn, Landscaped, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame, Cedar  
Foundation Poured Concrete

### Additional Information

Date Listed November 1st, 2024  
Days on Market 132  
Zoning RCG

### Listing Details

Listing Office eXp Realty

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