

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

MLS® #A2176843

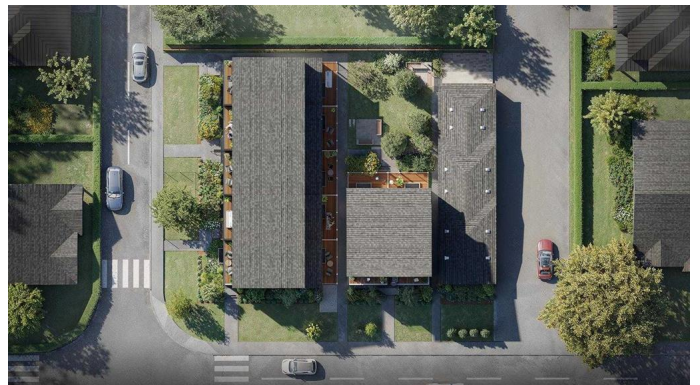
\$899,000

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 133
Zoning RCG

Listing Details

Listing Office eXp Realty

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