



THE
A-TEAM

**RE/MAX
FIRST**

3109 42 Street, Calgary T3E 3M4

MLS®#: **A2176843**

Area: **Glenbrook**

Listing Date: **11/01/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **1,966 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,688**
Low Sqft:
Ttl Sqft: **1,688**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Covered,Garage Door Opener,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`6" x 12`0"	Kitchen	Main	7`6" x 14`6"
2pc Bathroom	Main	7`0" x 2`8"	Mud Room	Main	3`4" x 7`0"
Entrance	Main	7`7" x 4`2"	Bedroom	Second	11`0" x 10`0"
4pc Ensuite bath	Second	10`0" x 5`0"	Walk-In Closet	Second	4`0" x 7`8"
Laundry	Second	5`6" x 7`8"	4pc Ensuite bath	Second	5`0" x 7`8"

Bedroom	Second	12`0" x 10`0"	Walk-In Closet	Second	4`0" x 10`0"
Bedroom - Primary	Third	14`4" x 11`9"	5pc Ensuite bath	Third	9`5" x 8`0"
Walk-In Closet	Third	9`5" x 4`0"	Balcony	Third	16`4" x 4`0"
Bedroom	Basement	9`5" x 9`5"	3pc Bathroom	Basement	8`0" x 6`0"
Family Room	Basement	14`4" x 10`5"			

Legal/Tax/Financial

Condo Fee: \$250	Title: Fee Simple	Zoning: RCG
	Fee Freq: Monthly	

Legal Desc: **8158HM**

Remarks

Pub Rmks: ***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. 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.

Inclusions: **n/a**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





