

\$975,000 - 4408 33 Avenue Sw, Calgary

MLS® #A2214922

\$975,000

7 Bedroom, 2.00 Bathroom, 2,026 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Rare Investment Opportunity in Sought-After Glenbrook! Discover this fully renovated side-by-side duplex—a prime offering in one of Calgary's most desirable communities.

Perfectly located within walking distance to schools, parks, shopping, and every essential amenity. This unique property features:

Unit 4408: 3 spacious bedrooms upstairs plus a fully developed basement with an additional bedroom.

Unit 4410: 2 bedrooms up and 1 bedroom in the basement—ideal for families, guests, or rental potential.

Professionally renovated kitchens and bathrooms in both units, offering modern finishes and thoughtful design.

A double detached garage with a dividing wall, providing each unit with private, secure parking.

Whether you're an investor looking for strong rental potential or a homeowner seeking a mortgage helper, this property checks all the boxes. Don't miss out—book your private viewing today!

Built in 1959

Essential Information

MLS® # A2214922

Price \$975,000

Bedrooms 7

Bathrooms 2.00



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 2,026 |
| Acres | 0.14 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4408 33 Avenue Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 0Y5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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