

# \$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	20
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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