

# \$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 | 7                |
| Zoning         | R-CG             |

### **Listing Details**

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

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