

\$1,350,000 - 3326-3328 41 Street Sw, Calgary

MLS® #A2194384

\$1,350,000

8 Bedroom, 4.00 Bathroom, 1,845 sqft
Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Welcome to this stunning, fully renovated duplex located in the heart of Glenbrook! This exceptional property is a true gem, boasting modern finishes and an inviting open-concept layout that seamlessly combines style and functionality. Each unit has been meticulously designed to provide a comfortable and contemporary living experience. Step inside to discover brand-new kitchens equipped with sleek stainless steel appliances and beautiful countertops that make meal preparation a joy. Spacious living areas are drenched in natural light, creating an airy ambiance that enhances the overall appeal of the home.

With separate entrances for each unit, this duplex offers both privacy and flexibility, making it an ideal investment for those seeking rental income or multigenerational living arrangements. The layout is perfect for tenants who desire their own space while still enjoying the benefits of communal living. Additionally, the property features a roof that is just two years old, ensuring durability and peace of mind for years to come. The inclusion of garages provides added convenience, offering secure parking and extra storage options for residents. Outside, the generous backyards provide private outdoor retreats that are perfect for entertaining friends or unwinding after a long day. Imagine hosting summer barbecues, enjoying quiet evenings under the stars, or cultivating a vibrant garden in these tranquil spaces.



Situated in a vibrant neighborhood, this duplex is just a stone's throw away from parks, shops, and dining options, allowing residents to fully immerse themselves in the local community. Whether you're looking for a smart investment opportunity or a charming place to call home, this turnkey property offers it all. Don't miss your chance to own a piece of Glenbrook's charm and modern living.

Built in 1972

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2194384 |
| Price | \$1,350,000 |
| Bedrooms | 8 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,845 |
| Acres | 0.14 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Bi-Level, Side by Side |
| Status | Active |

Community Information

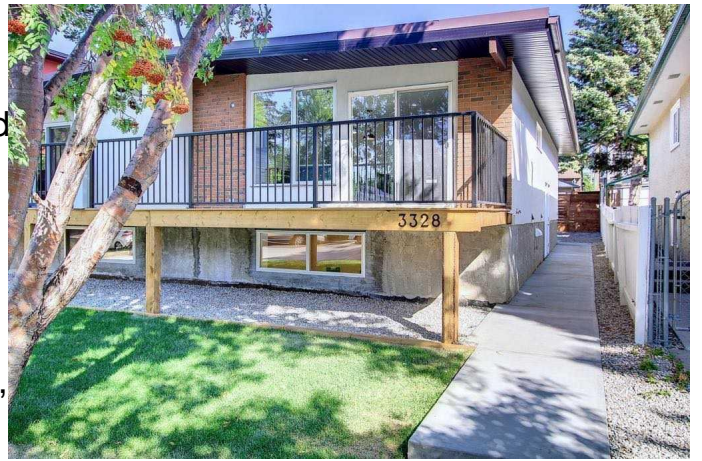
| | |
|-------------|------------------------|
| Address | 3326-3328 41 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3L2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Alley Access, On Street |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance |
| Appliances | Dishwasher, Range Hood, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, |



Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Garden |
| Lot Description | Back Yard |
| Roof | Flat Torch Membrane |
| Construction | Brick, Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 70 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.