



GRASSROOTS
REALTY GROUP

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4408 33 Avenue SW
Calgary, Alberta

MLS # A2214922



\$975,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,026 sq.ft.	Age:	1959 (66 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

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!