



**GRASSROOTS**  
REALTY GROUP

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3105 A & B, 3017 A & B 38 Street SW  
Calgary, Alberta

MLS # A2247580



**\$1,350,000**

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,848 sq.ft.	Age:	1961 (64 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached, Garage Faces Rear, Off Street, On Street, Side By		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vinyl Windows		

**Inclusions:** Total of 4x WASHER/DRYERS, 4x REFRIGERATOR, 4X ELECTRIC STOVE, 4X OTR MICROWAVE 4X DISHWASHERS.

This up/down full duplex in desirable innercity Glenbrook, has undergone extensive renovations, making it an ideal turnkey rental (with LEGAL basement suites), or multi-unit investment. Each of the 4 units offers 2 bedrooms, a 4-piece bath, and private laundry, and comes fully equipped with separate appliances: refrigerator, stove, OTR microwave, dishwasher, and stacked washer/dryer. Recent interior renovations include: new LVP flooring (in lower units including on the stairs), fresh paint throughout various units, new quartz countertop with undermount sink, cabinetry with soft-close hinges, updated lighting & pot lights. Some have new toilets, Moen Vichy shower trim kits, fresh tub caulking, misc. plumbing repairs, and freeze-proof outdoor shutoffs hosebibs. Newly installed appliances include 2 new LG Wash Tower laundry units, new Frigidaire ranges and dishwashers, plus updated exterior lighting. Mechanical updates include a new 50-gallon water heater, furnace inducer motor & collector box replacement(1 unit), multiple furnace inspections/maintenance. Exterior & common area updates include roof venting upgrades, stucco repairs, new fencing and gate, mailbox upgrades, and concrete support posts. The property includes a detached double car garage (with new garage door opener) for parking or storage and 2 stalls on either side for additional parking. Located in a desirable inner-city community close to schools, transit, shopping, and downtown, this property is positioned for excellent rental demand.