



GRASSROOTS
REALTY GROUP

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4409 33 Avenue SW
Calgary, Alberta

MLS # A2251505



\$354,900

Division:	Glenbrook		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: Refrigerator in Basement

Welcome to your bright and spacious new home in the heart of Glenbrook! This exceptionally maintained 3-bedroom townhome offers over 1,300sf of comfortable living. The home features UPDATED VINYL PLANK FLOORING throughout and a thoughtful layout with both a BREAKFAST NOOK and a FORMAL DINING ROOM making it ideal for entertaining or enjoying family dinners. From here, step outside to a sunny FRONT PATIO or a private REAR DECK, perfect for relaxing and soaking up the sun at any time of day. A convenient half bath is also located on the main level. Upstairs, you'll find three generous bedrooms with NO CARPET and plenty of closet space, complemented by a NEWLY RENOVATED FULL BATHROOM finished in a modern design. The large FULL BASEMENT is ready for your finishing touches, plus a partially developed space that works well as a fourth bedroom, home office, gym, or playroom. Recent upgrades include a NEW FURNACE AND HOT WATER TANK (2022), offering peace of mind and low-maintenance living for years to come. You'll also enjoy the convenience of your own PARKING STALL just steps from the front entrance, along with ample visitor and street parking for guests or additional vehicles. As one of the largest units in this PET-FRIENDLY, well-managed complex, this home combines comfort and value in an unbeatable location close to shopping, schools, playgrounds, and all the amenities Glenbrook has to offer.