

# \$975,000 - 4408 & 4410 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 & 4410 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	2
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.