\$1,050,000 - 47 & 49 Galbraith Drive Sw, Calgary

MLS® #A2227556

\$1,050,000

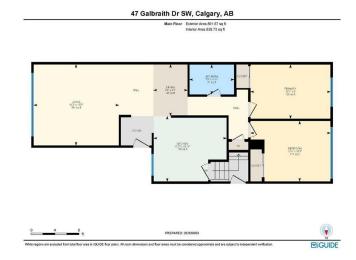
7 Bedroom, 4.00 Bathroom, 1,780 sqft Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Rare Full Duplex Investment Opportunity in Glamorgan - in the established and centrally located community of Glamorgan. This unique property offers a total of 7 bedrooms, 1 den, and 4 full bathrooms, with illegal suites on both sides, providing excellent income potential. With a spacious open floor plan on each level, this duplex is designed for comfortable multi-family living or rental flexibility. The property has been well maintained and thoughtfully updated over the years, making it a turnkey investment. Newer Furnace, Hot Water Tank and Renovated. Currently fully rented, it boasts a strong cap rate, making it ideal for savvy investors looking for immediate cash flow. Located just steps from Galbraith Park and offering easy access to Glenmore Trail, Stoney Trail & MRU. Whether you're expanding your investment portfolio or looking for a multi-generational living setup, this is a rare opportunity you won't want to miss







Built in 1960

Essential Information

A2227556
\$1,050,000
7
4.00
4
1,780
0.13

Year Built	1960
Туре	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

47 & 49 Galbraith Drive Sw
Glamorgan
Calgary
Calgary
Alberta
T3E 4Z5

Amenities

Interior

Interior Features	Quartz Counters, See Remarks, Separate Entrance		
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Heating	Forced Air		
Cooling	None		
Has Basement	Yes		
Basement	Exterior Entry, Finished, Full, Suite		

Exterior

Private Entrance, Private Yard
Back Lane, Back Yard, Rectangular Lot
Asphalt Shingle
Stucco, Wood Frame, Wood Siding
Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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