# \$1,350,000 - 3105 A & B, 3017 A & B 38 Street Sw, Calgary

MLS® #A2247580

### \$1,350,000

8 Bedroom, 4.00 Bathroom, 1,848 sqft Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

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 incudes 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.

#### Built in 1961

#### **Essential Information**

MLS® # A2247580 Price \$1,350,000

Bedrooms 8
Bathrooms 4.00

Full Baths 4

Square Footage 1,848
Acres 0.14
Year Built 1961

Type Residential

Sub-Type Duplex

Style Bungalow, Side by Side

Status Active

## **Community Information**

Address 3105 A & B, 3017 A & B 38 Street Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E 3G4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, On Street, Side By Side, Stall, Garage Faces

Rear, Off Street

# of Garages 2

#### Interior

Interior Features Stone Counters, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Interior Lot, Level, Low Maintenance Landscape,

Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle
Construction Stucco, Asphalt
Foundation Poured Concrete

## **Additional Information**

Date Listed August 21st, 2025

Days on Market 76

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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