

# **\$1,350,000 - 3326-3328 41 Street Sw, Calgary**

MLS® #A2194384

**\$1,350,000**

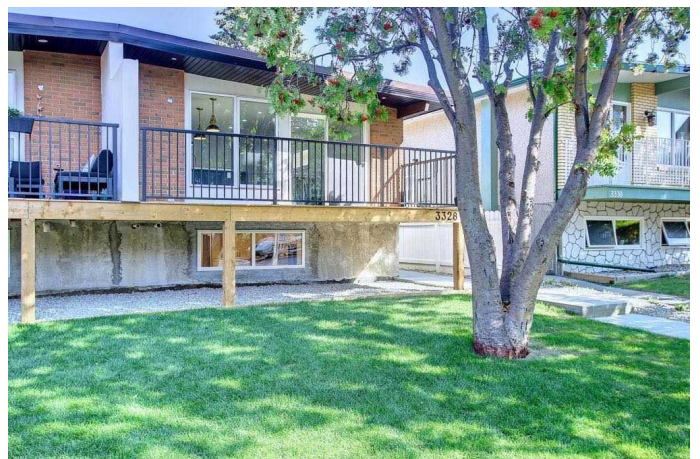
8 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Welcome to this stunning, fully renovated duplex located in the heart of Glenbrook! This exceptional property is a true gem, boasting modern finishes and an inviting open-concept layout that seamlessly combines style and functionality. Each unit has been meticulously designed to provide a comfortable and contemporary living experience. Step inside to discover brand-new kitchens equipped with sleek stainless steel appliances and beautiful countertops that make meal preparation a joy. Spacious living areas are drenched in natural light, creating an airy ambiance that enhances the overall appeal of the home.

With separate entrances for each unit, this duplex offers both privacy and flexibility, making it an ideal investment for those seeking rental income or multigenerational living arrangements. The layout is perfect for tenants who desire their own space while still enjoying the benefits of communal living. Additionally, the property features a roof that is just two years old, ensuring durability and peace of mind for years to come. The inclusion of garages provides added convenience, offering secure parking and extra storage options for residents. Outside, the generous backyards provide private outdoor retreats that are perfect for entertaining friends or unwinding after a long day. Imagine hosting summer barbecues, enjoying quiet evenings under the stars, or cultivating a vibrant garden in these tranquil spaces.



Situated in a vibrant neighborhood, this duplex is just a stone's throw away from parks, shops, and dining options, allowing residents to fully immerse themselves in the local community. Whether you're looking for a smart investment opportunity or a charming place to call home, this turnkey property offers it all. Don't miss your chance to own a piece of Glenbrook's charm and modern living.

Built in 1972

**Essential Information**

MLS® #	A2194384
Price	\$1,350,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,845
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Active

**Community Information**

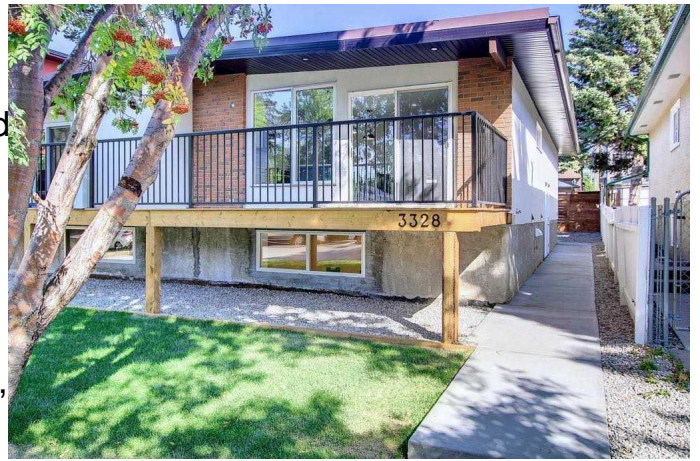
Address	3326-3328 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L2

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Alley Access, On Street
# of Garages	4

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Range Hood, Stove, Microwave
Window Coverings	Blinds
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walkout



## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	64
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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