



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4518 33 Avenue, Calgary T3E 0Y6**

MLS®#: **A2131876**

Area: **Glenbrook**

Listing Date: **05/27/24**

List Price: **\$799,000**

Status: **Pending**

County: **Calgary**

Change: **-\$51k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

DOM

**42**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Rolled/Hot Mop**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 18`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`10" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 20`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 15`9"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 16`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`2" x 16`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`3" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 13`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`4" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`2" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 11`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**1313285**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SATURDAY JUNE 29 FROM 1-4PM\*\* Discover the perfect family home in Glenbrook, showcasing pride of ownership and offering a prime location directly across from a sprawling park with winter skating and hockey rinks, and a summer soccer pitch. This charming home is within walking distance of Glenbrook Elementary schools, AE Cross Junior High, and shopping areas. It's also a mere five-minute drive or a quick bus ride to Mount Royal University. As you enter, you're welcomed by soaring 10 ft ceilings and rich hardwood floors. The sunny, south-facing dining room leads to an upscale kitchen with dark wood cabinets, granite countertops, stainless steel appliances, and a spacious corner pantry. The adjacent living room features a gas fireplace with stylish built-in cabinetry, and access to a fenced backyard with a raised deck. The primary suite is a true retreat, boasting a three-way fireplace, a luxurious 5-piece ensuite with a soaker tub, jetted shower, and a walk-in closet with built-ins. Two additional large, sunny bedrooms, a four-piece bathroom, and a convenient laundry room complete this level. The fully developed basement is ideal for a children's playroom or home theatre. It includes a spacious entertainment area with a wet bar, a fourth bedroom, a four-piece bathroom, and ample storage space. This area is perfect for teens or make it into a mother-in-law suite.. This Glenbrook gem offers a comfortable and convenient lifestyle in a vibrant community. Don't miss the chance to make this your new family home!**

Inclusions:  
Property Listed By: **Alarm/Security System  
Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









