



THE A-TEAM

RE/MAX FIRST

3105 A & B, 3107 A & B 38 Street, Calgary T3E 3G4

MLS®#: A2164549 Area: Glenbrook Listing Date: 09/16/24 List Price: \$1,200,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: 4 plex
City/Town: Calgary
Year Built: 1961

Lot Information

Lot Sz Ar: 5,995 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 1,884
Low Sqft:
Ttl Sqft: 1,884

DOM

3
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 3
Garage Sz: 2

Access:
Lot Feat:
Park Feat: Double Garage Detached, Parking Pad, Stall

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 6795AC
Zoning: R-C2

Remarks

Pub Rmks: FULLY RENOVATED LEGAL 4 PLEX IN PRIME INNER-CITY LOCATION WITH EASY ACCESS TO ALL AMENITIES | Welcome to an incredible investment opportunity located in the highly sought-after neighbourhood of Glenbrook, one of Calgary's most desirable communities in the southwest. This well-maintained legal fourplex is perfectly situated on a quiet, tree-lined residential street, offering a peaceful atmosphere while maintaining exceptional convenience. With proximity to public transit options, it provides an easy and quick commute to Calgary's vibrant downtown core, making it an ideal location for both tenants and owners alike. This

property is surrounded by a wealth of amenities, including grocery stores, shopping centers, dining options, recreational facilities, and lush parks. Glenbrook's community parks and green spaces are perfect for families and outdoor enthusiasts. Nearby schools, from elementary to high school, provide excellent education options for families, while major roadways such as Crowchild Trail and Sarcee Trail allow for fast and easy connectivity to all parts of the city, making daily commutes and weekend getaways a breeze. The fourplex itself boasts four well-designed legal suites, each featuring a spacious, open-concept floor plan, ideal for modern living. Each of the 4 units with 2 generously sized bedrooms, these units offer both comfort and functionality. Private front and side entrances provide added privacy and independence for tenants. In-suite laundry facilities, including washers and dryers, add further convenience, enhancing the appeal of each unit for renters. The mechanical rooms in each legal suite house separate furnaces and individual hot water tanks, ensuring efficient heating and energy usage tailored to each tenant's needs. The property offers ample parking with a double garage + 2 additional designated parking stalls located at the rear of the building, making it easy for tenants to park without hassle. Positive cash flow makes the property an excellent income-generating investment with room for growth in rental rates. Whether you're a seasoned investor looking to expand your portfolio or a first-time buyer seeking a stable income property, this fourplex in Glenbrook offers an unbeatable combination of location, convenience, and rental potential. With increasing demand for inner-city living, this property presents a low-risk investment with promising returns. Don't miss out on this rare opportunity! Discover everything this exceptional property has to offer and take the next step in securing a solid investment in Calgary's thriving real estate market.

Inclusions:

Property Listed By:

**4 WASHERS, 4 DRYERS, 4 STOVES, 4 REFRIGERATOR**  
**RE/MAX House of Real Estate**

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









