



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3326-3328 41 Street, Calgary T3E 3L2**

MLS®#: **A2167276**

Area: **Glenbrook**

Listing Date: **09/27/24**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **5,984 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,845**  
Low Sqft:  
Ttl Sqft: **1,845**

DOM

**85**  
Layout  
Beds: **8 (4 4 )**  
Baths: **4.0 (4 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Garden**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`3" x 13`0"	Bedroom	Main	8`7" x 13`0"
4pc Bathroom	Main	6`6" x 8`4"	Laundry	Main	5`11" x 3`2"
Kitchen	Main	8`6" x 16`11"	Dining Room	Main	10`10" x 10`0"
Living Room	Main	10`10" x 12`4"	Balcony	Main	19`8" x 8`3"
Kitchen	Basement	9`4" x 6`8"	Dining Room	Basement	9`4" x 7`8"
Family Room	Basement	8`8" x 18`0"	Laundry	Basement	4`9" x 5`2"
Bedroom	Basement	8`9" x 12`4"	Bedroom	Basement	9`1" x 11`1"
4pc Bathroom	Basement	8`0" x 4`11"	Kitchen	Main	8`3" x 16`11"
Dining Room	Main	11`0" x 10`0"	Living Room	Main	11`0" x 12`3"
Laundry	Main	5`11" x 3`2"	4pc Bathroom	Main	6`6" x 8`4"
Bedroom	Main	8`7" x 13`0"	Bedroom - Primary	Main	10`3" x 13`0"
Balcony	Main	19`6" x 8`3"	Bedroom	Basement	9`1" x 11`4"
Bedroom	Basement	8`8" x 12`3"	Laundry	Basement	4`11" x 4`11"
4pc Bathroom	Basement	8`0" x 4`11"	Family Room	Basement	8`4" x 14`6"
Kitchen	Basement	9`8" x 11`1"	Dining Room	Basement	9`7" x 7`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **7884GK**

Remarks

Pub Rmks: **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.**

Inclusions: **None**  
 Property Listed By: **CIR Realty**

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









