

# \$1,429,900 - 3340 41 Street Sw, Calgary

MLS® #A2099392

**\$1,429,900**

12 Bedroom, 6.00 Bathroom, 4,813 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Seize a rare Investment Opportunity in Glenbrook, a highly sought-after neighborhood in Calgary. This substantial corner lot, zoned R-CG, presents a unique combination of a lucrative rental property and a perfect setting for multigenerational living. The residence features 4 self-contained units (2 of which are illegal suites), each offering privacy and independence, ideal for large families or investors. Property Highlights: Spacious 50x120ft corner lot with a favorable south-facing position. Generous living space, boasting over 4800 sq ft, the property offers ample space across its four independent units (2 of which are illegal suites). Details -2 upper floor units with 3 bedrooms and 1.5 baths, and 2 Main floor units (illegal suites) with 3 bedrooms and 1 full bath each. Each unit (2 of which are illegal suites) is equipped with individual furnaces, hot water tanks, dishwashers, refrigerators, stoves, and laundry facilities, ensuring comfort and autonomy for each living unit. All units are currently tenanted, providing immediate income, with a 24-hour showing notice required. If you prefer there is also Multigenerational Appeal, this property is not just an investor's dream but also perfectly suited for multigenerational families, offering shared yet independent living spaces. Its prime location is walking distance from schools, parks, transit, and amenities such as shopping and dining, enhancing lifestyle and rental appeal. Going forward as an Investment this property offers Enormous



Development Potential: The R-CG zoning opens up future development opportunities, adding to its investment value. This property stands as a dual opportunity – a sound investment with a steady income stream and a suitable home for extended families looking to live together yet independently.

Built in 1987

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2099392               |
| Price          | \$1,429,900            |
| Sold Price     | \$1,390,000            |
| Bedrooms       | 12                     |
| Bathrooms      | 6.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 4,813                  |
| Acres          | 0.14                   |
| Year Built     | 1987                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3340 41 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 3W2           |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Alley Access, On Street, Parking Pad, Unpaved |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance, Rain Gutters, Storage                             |
| Lot Description   | Corner Lot, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2024 |
| Date Sold      | March 28th, 2024  |
| Days on Market | 85                |
| Zoning         | R-CG              |
| HOA Fees       | 0.00              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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