

# \$999,900 - 3330 & 3332 41 Street Sw, Calgary

MLS® #A2111361

**\$999,900**

8 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

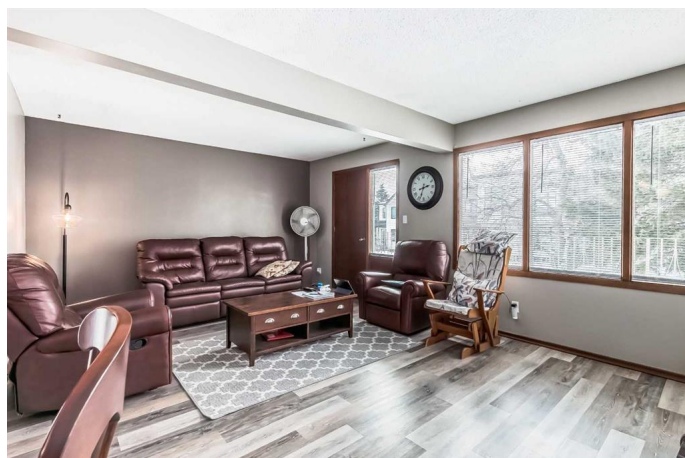
## FULL GLENBROOK DUPLEX - GREAT INVESTMENT PROPERTY - BOTH SIDES!!

Located on a super quiet street, this fully developed side by side duplex is perfect to live in one side & rent out other or rent the whole property as an income generator! Features include: newer flooring, sunny front balconies, fresh paint, 2 attached single garages plus a car port, each side has 2 bedrooms up and 2 bedrooms down, three 4-piece bathrooms & one 3-piece bathroom, real hardwood flooring & much more! Location is top shelf - bus stop 2 blocks away, 7 min drive to downtown, all amenities & schools close by and super easy access to all major routes. Lots of possibilities with this property! Lot size - 50 x 120 - zoned - R-C2.

Built in 1970

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2111361    |
| Price          | \$999,900   |
| Sold Price     | \$993,000   |
| Bedrooms       | 8           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,993       |
| Acres          | 0.14        |
| Year Built     | 1970        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Duplex                 |
| Style    | Bi-Level, Side by Side |
| Status   | Sold                   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3330 & 3332 41 Street Sw |
| Subdivision | Glenbrook                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 3L2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Refrigerator, Stove(s)  |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 2                       |
| Fireplaces        | Gas                     |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Rain Gutters                               |
| Lot Description   | Back Lane, City Lot, Rectangular Lot       |
| Roof              | Membrane                                   |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 14th, 2024    |
| Days on Market | 14                  |
| Zoning         | R-C2                |

HOA Fees                      0.00

**Listing Details**

Listing Office                      RE/MAX Landan Real Estate

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