

\$929,000 - 2816 38 Street Sw, Calgary

MLS® #A2123657

\$929,000

7 Bedroom, 4.00 Bathroom, 2,199 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

****Open house cancelled****Attention investors!
Great potential for this side by side duplex located on a RC-2 50'x120' lot just off 37ST SW in desirable Glenbrook! Under one title this property consists of a bi-level style(2816 A) duplex & 2 storey style duplex (2816B). A side is estimated over 1000sqft, fully finished with newer laminate floor throughout. Main floor has an updated open kitchen, features trendy colored painted cabinets, new pot lights, brand new quartz counter tops, and white appliances. 2 bedrooms at the end of the hall share a full bathroom with tile flooring and newer vanity. There is a den/flex room on this level with laundry hookup for future separation of the rental units(can be added a 2nd suite with the approval from the City of Calgary). Basement features large windows, a brand new 2nd kitchen with high gloss white cabinets, new quartz counter & sink, new SS fridge and microwave hood fan. There are another 4pcs bathroom and 2 more bedrooms on this level. Yes there are 2 sets of newer furnace(2022) and hot water tank in the utility room! B side 2 storey is just about 1100sqft on both levels, offering a sunny bright living room/dinning room, eat-in kitchen has painted cabinets and new quartz counter tops, a 2pcs bath and back door completes the main floor. Along the stairs up, there are 3 good sized bedrooms and a full bathroom, all in well kept shape. Laundry is located in the unfinished basement with lots of room for storage. B side tenant has been occupied over 13years and



would like to stay if possible(rent is \$1600). A side tenants has finished his 2 years lease (rent is \$1850). Recent upgrades including Roofing(2016), 2816B HWT(2016), 2816B Furnace(2020), newer bathroom in the basement off 2816A (2019), newly built kitchen & appliances in basement of 2816A(2024), new quartz countertops & sink in all 3 kitchens(2024). Fenced backyard each comes with a storage shed. Parking pad in the back alley allow 3-4 vehicles. Prime location steps to Bus stop, Westbrook Mall via LRT, minutes drive to DT & Glenmore Tr/Storey Tr! Schools, shopping, and transportation can all be at your footsteps...call to view today!

Built in 1979

Essential Information

MLS® #	A2123657
Price	\$929,000
Sold Price	\$956,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,199
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2816 38 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E3G2

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features None, Storage

Lot Description Back Lane, Front Yard, Level, Subdivided

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024

Date Sold April 26th, 2024

Days on Market 7

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Top Producer Realty and Property Management

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