

\$799,000 - 4518 33 Avenue Sw, Calgary

MLS® #A2131876

\$799,000

4 Bedroom, 4.00 Bathroom, 1,839 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Discover the perfect family home in Glenbrook, showcasing pride of ownership and offering a prime location directly across from a sprawling park with winter skating and hockey rinks, and a summer soccer pitch. This charming home is within walking distance of Glenbrook Elementary schools, AE Cross Junior High, and shopping areas. It's also a mere five-minute drive or a quick bus ride to Mount Royal University. As you enter, you're welcomed by soaring 10 ft ceilings and rich hardwood floors. The sunny, south-facing dining room leads to an upscale kitchen with dark wood cabinets, granite countertops, stainless steel appliances, and a spacious corner pantry. The adjacent living room features a gas fireplace with stylish built-in cabinetry, and access to a fenced backyard with a raised deck. The primary suite is a true retreat, boasting a three-way fireplace, a luxurious 5-piece ensuite with a soaker tub, jetted shower, and a walk-in closet with built-ins. Two additional large, sunny bedrooms, a four-piece bathroom, and a convenient laundry room complete this level. The fully developed basement is ideal for a children's playroom or home theatre. It includes a spacious entertainment area with a wet bar, a fourth bedroom, a four-piece bathroom, and ample storage space. This area is perfect for teens or make it into a mother-in-law suite.. This Glenbrook gem offers a comfortable and convenient lifestyle in a vibrant community. Don't miss the



chance to make this your new family home!

Built in 2013

Essential Information

MLS® #	A2131876
Price	\$799,000
Sold Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,839
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4518 33 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Master Bedroom, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	July 19th, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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