

\$749,000 - 4404 33 Avenue Sw, Calgary

MLS® #A2151950

\$749,000

4 Bedroom, 4.00 Bathroom, 1,765 sqft

Residential on 0.06 Acres

Glenbrook, Calgary, Alberta

Welcome home to the heart of Glenbrook, a mature family friendly community. This home is conveniently located close to the Glenbrook Community Association, numerous schools, shopping, Westhills/Signal Hill Plaza, Optimist Athletic Park, public transit and much more. This bright and spacious home offers 4+ 1 bedrooms and was recently updated in 2023. The main floor presents itself beautifully with gleaming hardwood floors, high ceilings and is flooded with natural light. Tucked conveniently off the foyer is the den with walk in closet and a lovely powder room. Perfect for work from home professionals.

The kitchen is well appointed with a corner pantry, modern white cabinets, granite countertops and a central island. The open concept floorplan is perfect for entertaining. The living room incorporates both access to the large outdoor deck, as well as a beautiful fireplace, perfect for a quiet and comfortable family night in.

The second level hosts 2 secondary bedrooms separated from the primary master bedroom for extra privacy by the laundry room, and a full bath filled with lovely natural light. Stepping into the master retreat you will instantly be captivated by the vaulted ceilings, skylights and the spiral staircase leading up to your own private loft. A quiet space perfect for curling up with a good book. A walk-in closet and 4 piece ensuite complete this spacious master oasis. Basement development includes a huge family/rec room, fifth bedroom and 4 piece



bath. Further features include air conditioning, a private fenced backyard, generously sized deck and access to the heated double detached garage.

Property has been recently updated in 2023 including new cabinets, flooring, tile and appliances. New roof in 2023. New water/sewer line in 2019.

Built in 2001

Essential Information

MLS® #	A2151950
Price	\$749,000
Sold Price	\$734,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,765
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4404 33 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 8th, 2024
Days on Market	44
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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