

\$1,200,000 - 3104 41 Street Sw, Calgary

MLS® #A2239481

\$1,200,000

0 Bedroom, 0.00 Bathroom, 2,584 sqft

Multi-Family on 0.21 Acres

Glenbrook, Calgary, Alberta

Opportunity awaits in the desirable community of Glenbrook! Welcome to 3104 41 Street SW, a well-located and versatile fourplex situated on a large 75' x 120' corner lot (8984 sq.ft) providing excellent redevelopment potential or a strong long-term hold. This property features 4 spacious suites, two offering 2 bedrooms and two offering 3 bedrooms, all with long-term tenants who would love to stay, providing reliable income from day one. Built in 1973, this bilevel fourplex offers approximately 50 years of rental history and could be revitalized to add value or redeveloped entirely to match the exciting transformation happening in this sought-after neighbourhood. The site is designated Multi-Residential (MR), allowing for flexible redevelopment options including various multi-unit configurations (subject to city approval). The prominent corner location at 41 Street SW and 30 Avenue SW provides outstanding frontage, excellent sightlines, and increased design opportunities. This is a prime inner-city redevelopment site in an area experiencing significant infill activity, making it attractive for developers and investors alike. The lot is currently improved with a multi-residential fourplex structure, but its size and configuration create plenty of options for a creative builder looking to maximize the site's potential. Glenbrook is a mature community known for its accessibility, schools, parks, shopping and transit connections, appealing to families and professionals alike.



Downtown Calgary is just minutes away, and the location is close to major roadways while still nestled in a quiet residential setting. The property is currently generating stable rental income from four suites, making it an ideal holding property while redevelopment plans are made. This is your chance to acquire a large, corner redevelopment lot with an income-producing asset in one of Calgary's popular SW communities. Whether you're an investor looking for strong income with upside, or a builder seeking your next project, this property represents a compelling opportunity. Bring your vision and design ideas – the possibilities here are extensive!

Built in 1973

Essential Information

MLS® #	A2239481
Price	\$1,200,000
Bathrooms	0.00
Square Footage	2,584
Acres	0.21
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	3104 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L1

Amenities

Utilities	Natural Gas Connected
-----------	-----------------------

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
# of Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Roof	Asphalt
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.