

\$1,350,000 - 3105 A & B, 3017 A & B 38 Street Sw, Calgary

MLS® #A2247580

\$1,350,000

8 Bedroom, 4.00 Bathroom, 1,848 sqft
Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

This up/down full duplex in desirable innercity Glenbrook, has undergone extensive renovations, making it an ideal turnkey rental (with LEGAL basement suites), or multi-unit investment. Each of the 4 units offers 2 bedrooms, a 4-piece bath, and private laundry, and comes fully equipped with separate appliances: refrigerator, stove, OTR microwave, dishwasher, and stacked washer/dryer. Recent interior renovations include: new LVP flooring (in lower units including on the stairs), fresh paint throughout various units, new quartz countertop with undermount sink, cabinetry with soft-close hinges, updated lighting & pot lights. Some have new toilets, Moen Vichy shower trim kits, fresh tub caulking, misc. plumbing repairs, and freeze-proof outdoor shutoffs hosebibs. Newly installed appliances include 2 new LG Wash Tower laundry units, new Frigidaire ranges and dishwashers, plus updated exterior lighting. Mechanical updates include a new 50-gallon water heater, furnace inducer motor & collector box replacement(1 unit), multiple furnace inspections/maintenance. Exterior & common area updates include roof venting upgrades, stucco repairs, new fencing and gate, mailbox upgrades, and concrete support posts. The property includes a detached double car garage (with new garage door opener) for parking or storage and 2 stalls on either side for additional parking. Located in a



desirable inner-city community close to schools, transit, shopping, and downtown, this property is positioned for excellent rental demand.

Built in 1961

Essential Information

MLS® #	A2247580
Price	\$1,350,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,848
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	3105 A & B, 3017 A & B 38 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Side By Side, Stall, Garage Faces Rear, On Street
# of Garages	2

Interior

Interior Features	Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.