

\$799,900 - 2809 38 Street Sw, Calgary

MLS® #A2251474

\$799,900

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

An exceptional opportunity in the highly sought-after community of Glenbrook! This solid bungalow sits proudly on a 50 ft. x 120 ft. R-CG lot with a desirable west-facing backyard â€” making it a perfect property for builders, developers, or long-term investors. Currently, both the main floor and basement (illegal suite) are separately rented, each with their own private entrance, kitchen, and laundry, offering great income-generating potential while you plan your future project. The main floor features hardwood flooring throughout, a bright living area, 3 spacious bedrooms, a full bathroom and an eat-in kitchen with sliding glass doors that open to a wooden deck overlooking the huge backyard. The basement Suite (illegal) has its own separate entrance and includes an open kitchen, combined living/dining space, 2 bedrooms (non-egress windows), a 3-piece bathroom and a storage room. The key feature is the huge over 6000 sq ft lot with west-facing backyard having fruit trees and an oversized double garage â€” plenty of space and flexibility for redevelopment. Updates over the years include the roof, hot water tank, washer and dryer â€” showing consistent maintenance and care. This location checks every box: walking distance to schools, parks, shopping and public transit. Just a few minutes to 17th Avenue with quick access to major routes and downtown Calgary. Whether youâ€™re looking to redevelop, build housing or infills or hold as a rental property with strong cash flow,



this property is a rare find in one of
Calgary’s most in-demand redevelopment
corridors. Don’t miss this prime site for
re-development or investment!

Built in 1959

Essential Information

MLS® #	A2251474
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2809 38 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	69
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.