

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

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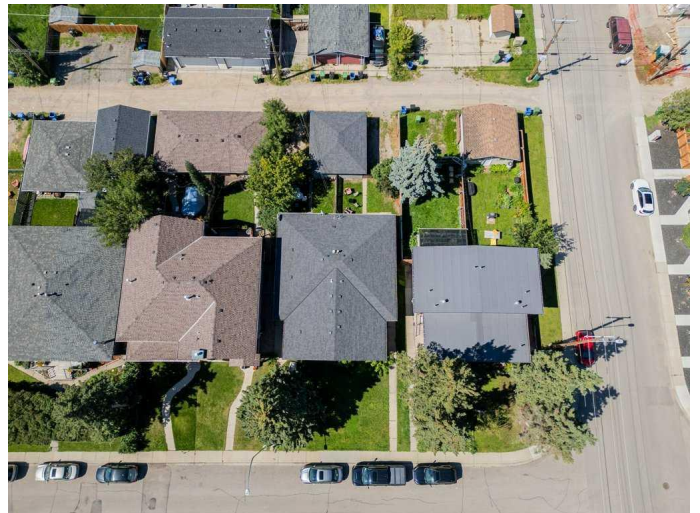
MLS® #A2247580

**\$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 in 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, Garage Faces Rear, Off Street, On Street, Stall, Side By Side
# 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, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Asphalt
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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