

# **\$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          | Bungalow, Side by Side |
| 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, On Street, Side By Side, Stall, Garage Faces Rear, Off 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     | Finished, Full, Exterior Entry, 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 |
| Days on Market | 71                |
| 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.