

# \$875,000 - 3812 33 Avenue Sw, Calgary

MLS® #A2268787

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

**\*\* INVESTOR ALERT \*\*** Large 50x120 foot Corner lot in Glenbrook across from the AE Cross school yard. This sprawling Post Modern bi-level home has a double front ATTACHED Garage with plenty of parking. The home has a unique Walk out basement from the front. This home was originally intended to have a separate basement apartment. There are 3 entrances for easy access into the home. The main floor has functional and bright layout with a massive eat in kitchen with plenty of counters and storage space. The appliances are retro if you like the nostalgic look. The formal dining room leads to the spacious living room. There are 3 generous sized rooms up, each with site finished Oak hardwood floors. And another bedroom in the fully developed basement. Bathrooms include a 4-piece main, 2-piece ensuite and 4-piece bath in the basement. Plenty of storage as well in the basement along with the laundry facilities. This home has been maintained well and is in mostly original condition. With over 1500 sq/ft on the main floor and over 2000 sq/ft of developed space, there is plenty of room. This is in a prime location just steps to Schools, Richmond Plaza with Safeway, Glamorgan Bakery, Dining and more shopping. Only a short drive to Glenmore Reservoir, Mt Royal University and Downtown just 12 minutes away. View the virtual tour and video online and come view today.

Built in 1965



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268787    |
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3812 33 Avenue Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 0X6           |

## Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached                                                                                            |
| # of Garages   | 2                                                                                                                                    |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features, Laminate Counters                    |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full                                                    |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                         |
| Lot Description   | Back Lane, City Lot, Corner Lot, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Stucco                                          |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

### **Listing Details**

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

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