

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

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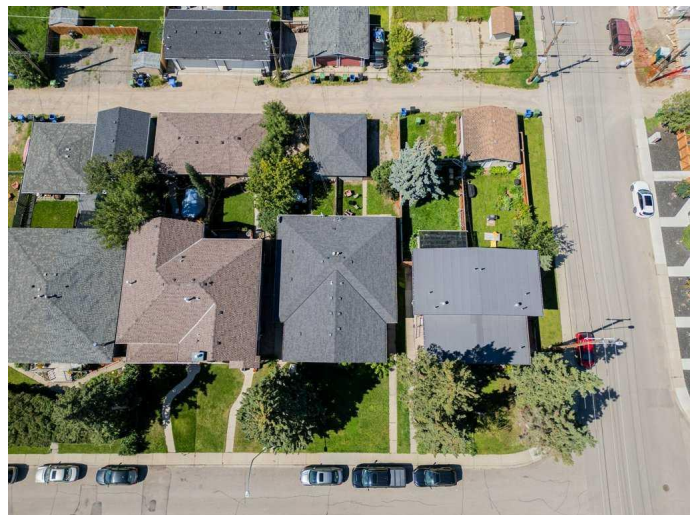
MLS® #A2247580

**\$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 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 | 24                |
| Zoning         | R-CG              |

## Listing Details

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

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