

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

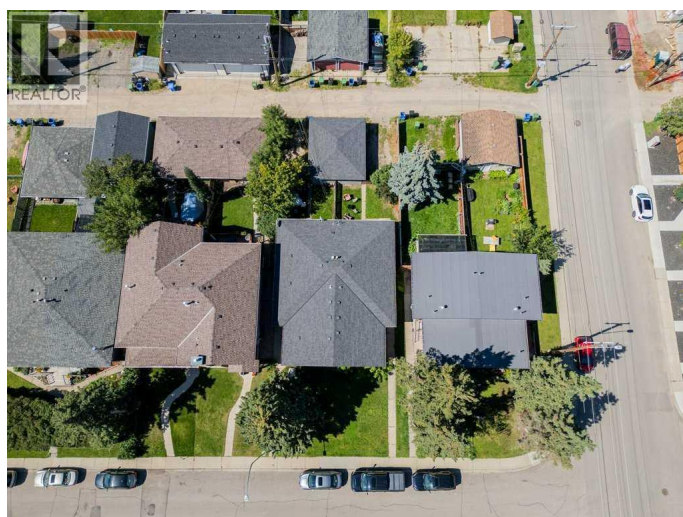
MLS® #A2247580

\$1,350,000

8 Bedroom, 4.00 Bathroom, 1,848 sqft
Multi-family 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. (id:6289)

Built in 1961

Essential Information

Listing #	A2247580
Price	\$1,350,000
Bedrooms	8
Bathrooms	4.00
Square Footage	1,848
Acres	0.14
Year Built	1961
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3105 A & B, 3017 A & B 38 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3G4

Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, Back lane, PVC window, Level
Parking Spaces	4
Parking	Detached Garage, Other, Street
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Asphalt, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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