

\$799,900 - 2809 38 Street Sw, Calgary

MLS® #A2251474

\$799,900

4 Bedroom, 2.00 Bathroom, 992 sqft

Single Family on 0.14 Acres

Glenbrook, Calgary, Alberta

An exceptional opportunity in the highly sought-after community of Glenbrook! This solid bungalow sits proudly on a 50 ft. x 120 ft. R-CG lot with a desirable west-facing backyard â€” making it a perfect property for builders, developers, or long-term investors. Currently, both the main floor and basement (illegal suite) are separately rented, each with their own private entrance, kitchen, and laundry, offering great income-generating potential while you plan your future project. The main floor features hardwood flooring throughout, a bright living area, 3 spacious bedrooms, a full bathroom and an eat-in kitchen with sliding glass doors that open to a wooden deck overlooking the huge backyard. The basement Suite (illegal) has its own separate entrance and includes an open kitchen, combined living/dining space, 2 bedrooms (non-egress windows), a 3-piece bathroom and a storage room. The key feature is the huge over 6000 sq ft lot with west-facing backyard having fruit trees and an oversized double garage â€” plenty of space and flexibility for redevelopment. Updates over the years include the roof, hot water tank, washer and dryer â€” showing consistent maintenance and care. This location checks every box: walking distance to schools, parks, shopping and public transit. Just a few minutes to 17th Avenue with quick access to major routes and downtown Calgary. Whether youâ€™re looking to redevelop, build housing or infills or hold as a rental property with strong cash flow,



this property is a rare find in one of
Calgary’s most in-demand redevelopment
corridors. Don’t miss this prime site for
re-development or investment! (id:6289)

Built in 1959

Essential Information

Listing #	A2251474
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Square Footage	992
Acres	0.14
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2809 38 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3G1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
# of Stories	1

Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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