

# \$349,900 - 4409 33 Avenue Sw, Calgary

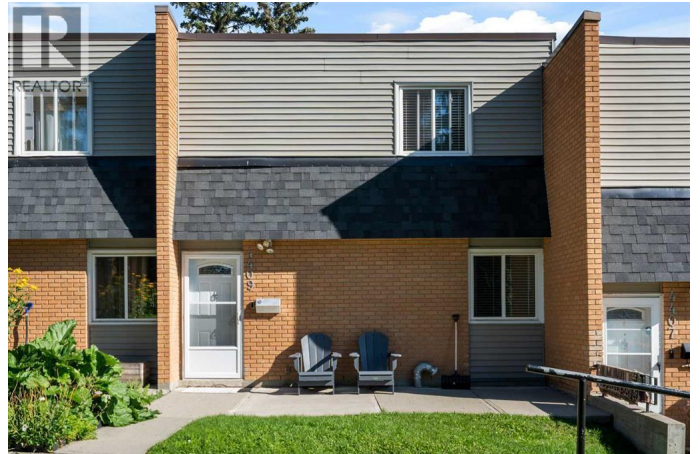
MLS® #A2251505

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,344 sqft  
Single Family on 0.00 Acres

Glenbrook, Calgary, Alberta

\*JOIN US FOR AN OPEN HOUSE on SATURDAY, OCTOBER 4TH from 1-3PM\* Welcome to your bright and spacious new home in the heart of Glenbrook! This exceptionally maintained 3-bedroom townhome offers over 1,300sf of comfortable living. The home features UPDATED VINYL PLANK FLOORING throughout and a thoughtful layout with both a BREAKFAST NOOK and a FORMAL DINING ROOM making it ideal for entertaining or enjoying family dinners. From here, step outside to a sunny FRONT PATIO or a private REAR DECK, perfect for relaxing and soaking up the sun at any time of day. A convenient half bath is also located on the main level. Upstairs, you'll find three generous bedrooms with NO CARPET and plenty of closet space, complemented by a NEWLY RENOVATED FULL BATHROOM finished in a modern design. The large FULL BASEMENT is ready for your finishing touches, plus a partially developed space that works well as a fourth bedroom, home office, gym, or playroom. Recent upgrades include a NEW FURNACE AND HOT WATER TANK (2022), offering peace of mind and low-maintenance living for years to come. You'll also enjoy the convenience of your own PARKING STALL just steps from the front entrance, along with ample visitor and street parking for guests or additional vehicles. As one of the largest units in this PET-FRIENDLY, well-managed complex, this home combines comfort and



value in an unbeatable location close to shopping, schools, playgrounds, and all the amenities Glenbrook has to offer. (id:6289)

Built in 1968

**Essential Information**

Listing #	A2251505
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	4409 33 Avenue Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E0Y4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Level, Parking
Parking Spaces	1

**Interior**

Appliances	Refrigerator, Oven - Electric, Dishwasher, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 9:16am PDT