

\$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	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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