

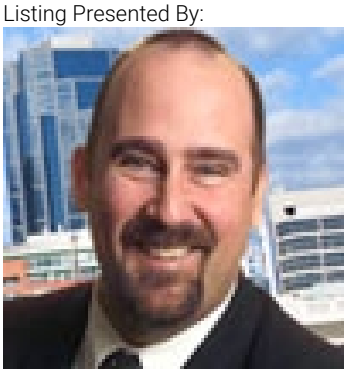
3102 38 Street Calgary Alberta

$999,999

Exceptional flexibility and privacy await at 3102 38 Street SW in established Glenbrook. Set on an approximately 6,000 sq. ft. corner lot, this full bi-level duplex offers five bedrooms, three full bathrooms, one half bathroom, and a triple-car garage. With a combined 1,792.14 sq. ft. above grade plus additional basement space, it presents an appealing opportunity for investors, multigenerational families, or buyers looking to live in one residence and rent the other.One residence faces the street and the other faces the avenue, creating distinct frontages, separate entrances, and added privacy. Each home features its own kitchen, living and dining areas, and laundry facilities, providing independence for two households. The larger residence includes two main-floor bedrooms and a full bathroom, with a third bedroom, another full bathroom, and recreation space downstairs. The second offers one main-floor bedroom and a full bathroom, plus a second bedroom, half bathroom, and versatile flex room below. The bi-level design features basement ceilings higher than typically found in many homes, giving the lower living spaces a more open, comfortable feel.The generous corner lot offers outdoor space to enjoy, enhanced by a full irrigation system on a programmable timer for convenient lawn care. A triple-car garage provides valuable sheltered parking and storage for vehicles, equipment, and seasonal belongings.Glenbrook combines a welcoming residential setting with excellent everyday convenience. Shops and services along 37 Street SW and Richmond Road are close at hand, while Westhills Towne Centre, Signal Hill Centre, and Westbrook Mall expand your options for groceries, shopping, restaurants, cafes, and entertainment. Nearby schools include Glenbrook School, A. E. Cross School, and Calgary Christian School, subject to enrolment boundaries and admission requirements. Neigh...

Recreational, Games room 23.58 Ft x 19.25 Ft
Bedroom 12.75 Ft x 12.00 Ft
3pc Bathroom 8.92 Ft x 7.50 Ft
Laundry room 12.75 Ft x 10.67 Ft
Bedroom 9.33 Ft x 16.08 Ft
2pc Bathroom 4.83 Ft x 8.33 Ft
Bedroom 13.42 Ft x 12.00 Ft
4pc Bathroom 9.17 Ft x 4.92 Ft
Bedroom 12.67 Ft x 10.83 Ft
Kitchen 11.17 Ft x 12.08 Ft
Dining room 8.00 Ft x 12.25 Ft
Living room 12.83 Ft x 16.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

http://rickemondrealty.com/

RE/MAX Realty Professionals

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4pc Bathroom 4.92 Ft x 8.83 Ft

Other 18.42 Ft x 14.42 Ft

Recreational, Games room 12.58 Ft x 8.42 Ft

Furnace 15.00 Ft x 8.67 Ft

Bedroom 8.67 Ft x 11.92 Ft

Kitchen 9.58 Ft x 7.00 Ft

Living room 18.58 Ft x 14.67 Ft