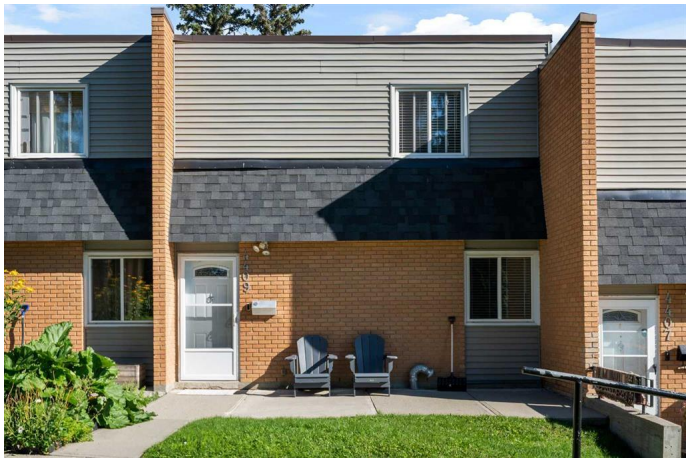
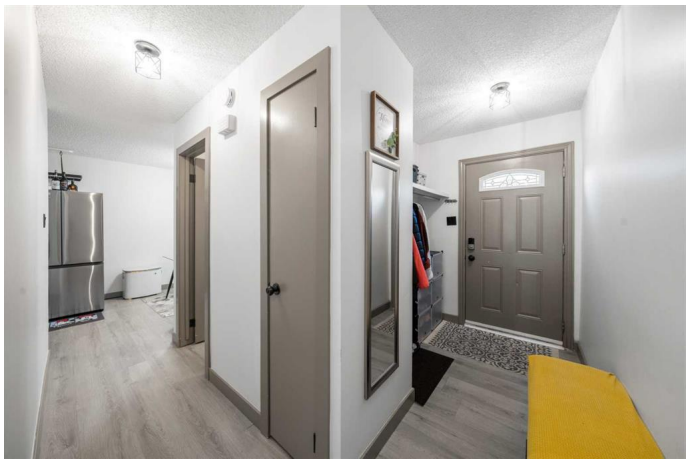
$354,900 - 4409 33 Avenue Sw, Calgary

MLS® #A2251505

$354,900
3 Bedroom, 2.00 Bathroom, 1,344 sqft
Residential on 0.00 Acres





Glenbrook, Calgary, Alberta

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, youâ€™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.

Youâ€™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.

Built in 1968

Essential Information

MLS® #	A2251505
Price	$354,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Stone

	Counters
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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