

# \$374,900 - 4403 33 Avenue Sw, Calgary

MLS® #A2216563

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,393 sqft

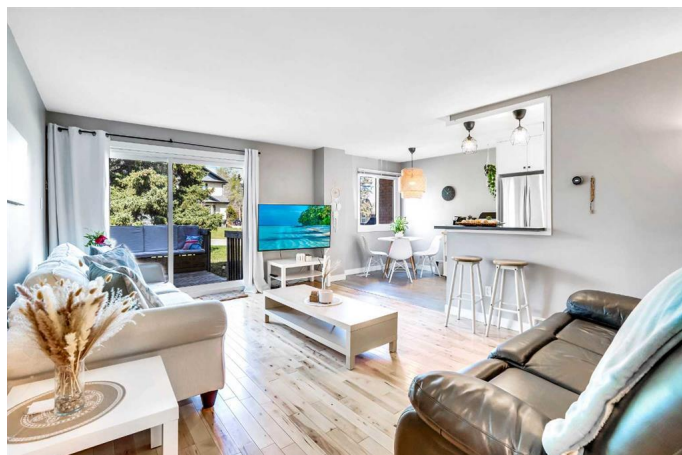
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

-----OPEN HOUSE SATURDAY

May 10 from 3:15- 5:15 -----Location, location, location! Welcome to the spacious two-story home in the highly sought after Southwest community of Glenbrook, where convenience meets comfort and style. Offering over 1350 ft.Â² of living space. This home is perfect for families, professionals, or any one looking to enjoy all that inner- city living has to offer. Step inside to find a bright and inviting living area with beautiful hardwood floors, leading to a large back deck, ideal for barbecues and outdoor gatherings. The kitchen features, white cabinetry, stainless steel appliances, cozy breakfast nook, and raised eating bar, perfect for casual dining and entertaining. In addition to a versatile office/flex space to complete the main floor and a tastefully upgraded full bathroom. Head upstairs, where you will find three generously sized bedrooms, each filled with natural light, and a spacious five piece bathroom. The finished basement offers a large recreation/flex room, great as a second living area or playroom and a dedicated storage/laundry room. This home is close to many schools, transportation, shopping, golf course, parks, and only a short drive to downtown. Don't miss this opportunity, book your private showing today, and make this wonderful Home yours!

Built in 1968



## Essential Information

MLS® #	A2216563
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,393
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	4403 33 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y4

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Playground
Lot Description	No Neighbours Behind, Open Lot, Street Lighting, Treed

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	9
Zoning	M-C1

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.