

# \$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

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        | Stall, Assigned |

### 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 | 18            |
| Zoning         | M-C1          |

**Listing Details**

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

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