



GRASSROOTS
REALTY GROUP

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4405 33 Avenue SW
Calgary, Alberta

MLS # A2317119



\$359,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 675
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

Exceptional value for this BEAUTIFUL UPDATED INNER-CITY townhouse! Located in the highly sought-after community of Glenbrook, this home is surrounded by mature trees and is within minutes of MRU and a short distance to downtown, river pathways, and all the shops and restaurants on 17 ave. This BRIGHT and CHEERY home features tons of windows, allowing natural light to flood the space. The main floor features an OPEN CONCEPT layout - perfect for living and entertaining. The MODERN kitchen has been updated, complete with an STAINLESS STEEL appliances, GRANITE countertops, Sleek white cabinets and dining area. The large living room has the door that leads you to your DECK that looks onto GREEN SPACE. There is also a bathroom on the main floor. Upstairs, you'll find 3 spacious bedrooms and a full bathroom with a new tub/shower surround. The basement is ready for your personal touch. There is central AC and an assigned parking stall is conveniently located right in front of the unit. Nestled near lush greenery and parks, this home offers a serene escape from the city bustle—perfect for those seeking a blend of classic style, tranquility, and inner-city lifestyle. Enjoy the perks of condo living with no need to worry about shoveling snow or mowing the lawn. You'll love the unbeatable location — a peaceful, well-maintained complex just minutes to walking trails, playgrounds, and local amenities. Don't miss out on this great home—townhouses rarely come for sale in this desirable complex!