

\$799,900 - 2809 38 Street Sw, Calgary

MLS® #A2251474

\$799,900

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

An exceptional opportunity in the highly sought-after community of Glenbrook! This solid bungalow sits proudly on a 50 ft. x 120 ft. R-CG lot with a desirable west-facing backyard â€” making it a perfect property for builders, developers, or long-term investors. Currently, both the main floor and basement (illegal suite) are separately rented, each with their own private entrance, kitchen, and laundry, offering great income-generating potential while you plan your future project. The main floor features hardwood flooring throughout, a bright living area, 3 spacious bedrooms, a full bathroom and an eat-in kitchen with sliding glass doors that open to a wooden deck overlooking the huge backyard. The basement Suite (illegal) has its own separate entrance and includes an open kitchen, combined living/dining space, 2 bedrooms (non-egress windows), a 3-piece bathroom and a storage room. The key feature is the huge over 6000 sq ft lot with west-facing backyard having fruit trees and an oversized double garage â€” plenty of space and flexibility for redevelopment. Updates over the years include the roof, hot water tank, washer and dryer â€” showing consistent maintenance and care. This location checks every box: walking distance to schools, parks, shopping and public transit. Just a few minutes to 17th Avenue with quick access to major routes and downtown Calgary. Whether youâ€™re looking to redevelop, build housing or infills or hold as a rental property with strong cash flow,



this property is a rare find in one of
Calgary’s most in-demand redevelopment
corridors. Don’t miss this prime site for
re-development or investment!

Built in 1959

Essential Information

MLS® #	A2251474
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2809 38 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3G1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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