

# \$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 | 61                |
| Zoning         | R-CG              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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