

# \$849,900 - 4420 33 Avenue Sw, Calgary

MLS® #A2264426

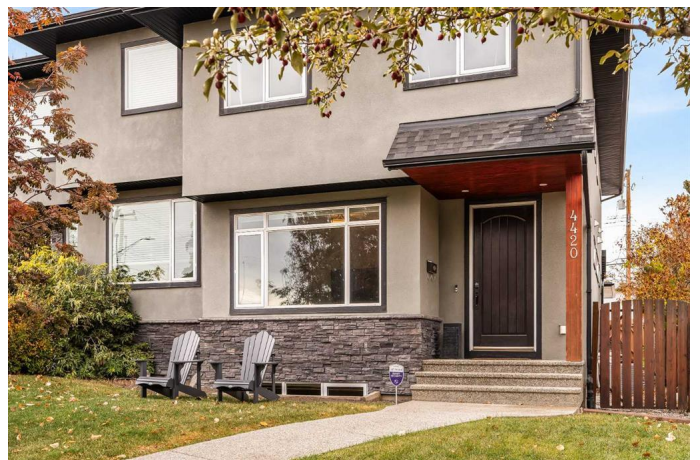
**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

This is the one you've been waiting for, the biggest semi-detached listing in Glenbrook! The perfect location, situated right across the park/skating rink. A semi-detached built on a corner lot - they just don't build them like this anymore, as corner lots are now home to 8 or even 10 units. The benefit to you is a massive front yard, extra space in the backyard and of course, what we're all looking for - more square footage! As you enter, you'll appreciate the large entryway. A must for anyone with kids or pets or both and often overlooked on new builds. South facing light pours into the main floor den, perfect for a home office or kids playroom. The open concept kitchen/dining/living area are ideal for entertaining, with a large quartz-topped island and a dining room that is part of the action, not on the other side of the house. Loads of natural light pour in through the back door and windows and with no space sacrificed in the living room. Upstairs is where you will start to appreciate how this place stands out against the others. Over 1,100 sq ft on the upper floor, giving you a massive primary bedroom as well as 2 additional bedrooms, laundry and another bathroom. A noticeable upgrade, the hardwood floors carry up the stairs and throughout the upper floor. Walk through the spa-like primary bathroom (with heated floors) and prepare to be blown away at the primary bedroom closet - basically the size of another bedroom! Custom built-in shelving to display all of your clothes, in fact, you may need to go



shopping for more just to fill this closet up. I can promise you, you will NOT find another closet like this. Down in the basement, you'll find another bedroom and a large family room with a second fireplace and a bar, the perfect place to watch a game. The whole house is wired for sound, with additional speakers in the backyard. A fully private backyard with a little extra space next to the insulated double garage for more storage, not to mention central AC to keep you cool in the summer. Price per square foot, there is no better value in this neighbourhood. Book your showing today!

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264426               |
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,082                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4420 33 Avenue Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 0Y3           |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Additional Parking, Double Garage Detached |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop                                     |
| Heating           | Forced Air                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                                                 |
| Fireplaces        | Basement, Gas, Living Room                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full                                                                                                                                                                                              |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Dog Run                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Other |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Brick, Stucco, Wood Frame                                        |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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