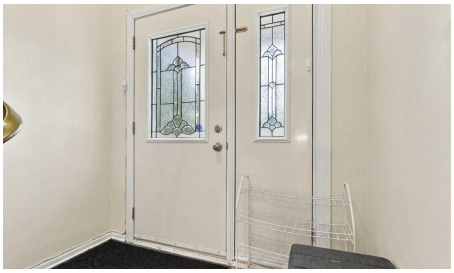
3102 38 Street SW

Calgary | Active | MLS® A2351118

$999,999









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1971**	**1,792.14 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

Exceptional flexibility and privacy await at 3102 38 Street SW in established Glenbrook. Set on an approximately 6,000 sq. ft. corner lot, this full bi-level duplex offers five bedrooms, three full bathrooms, one half bathroom, and a triple-car garage. With a combined 1,792.14 sq. ft. above grade plus additional basement space, it presents an appealing opportunity for investors, multigenerational families, or buyers looking to live in one residence and rent the other.

One residence faces the street and the other faces the avenue, creating distinct frontages, separate entrances, and added privacy. Each home features its own kitchen, living and dining areas, and laundry facilities, providing independence for two households. The larger residence includes two main-floor bedrooms and a full bathroom, with a third bedroom, another full bathroom, and recreation space downstairs. The second offers one main-floor bedroom and a full bathroom, plus a second bedroom, half bathroom, and versatile flex room below. The bi-level design features basement ceilings higher than typically found in many homes, giving the lower living spaces a more open, comfortable feel.

The generous corner lot offers outdoor space to enjoy, enhanced by a full irrigation system on a programmable timer for convenient lawn care. A triple-car garage provides valuable sheltered parking and storage for vehicles, equipment, and seasonal belongings.

Glenbrook combines a welcoming residential setting with excellent everyday convenience. Shops and services along 37 Street SW and Richmond Road are close at hand, while Westhills Towne Centre, Signal Hill Centre, and Westbrook Mall expand your options for groceries, shopping, restaurants, cafés, and entertainment. Nearby schools include Glenbrook School, A. E. Cross School, and Calgary Christian School, subject to enrolment boundaries and admission requirements. Neighbourhood parks, playgrounds, and nearby Optimist Park offer opportunities for recreation and outdoor enjoyment.

Located in a community approximately eight kilometres southwest of downtown Calgary, the property offers convenient access to the business district and city attractions. Nearby transit connections, Westbrook CTrain station, Richmond Road, and Sarcee Trail provide commuting and travel options. Separate residences, individual laundry, garage parking, and access to amenities also create appeal for potential Airbnb accommodation, subject to City licensing, property eligibility, and applicable requirements.

Whether your goals include rental income, extended-family living, or a home with investment potential, this full duplex delivers space, privacy, and versatility in a well-connected southwest location. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351118
Bedrooms	5

Bathrooms	4
Year Built	1971
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Front/Back, Bi-Level
Total Living Area:	1,792.14 sq. ft.
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'2"
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	1971 (Age: 55)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	6795AC

Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Bedroom · 13'5" × 12' ·
Main Floor	Bedroom · 12'8" × 10'10" ·
Main Floor	Kitchen · 12'1" × 11'2" ·
Main Floor	Dining Room · 12'3" × 8' ·

Main Floor	Living Room · 16'3" × 12'10" ·
Main Floor	Bedroom · 11'11" × 8'8" ·
Main Floor	Kitchen · 9'7" × 7' ·
Main Floor	Living Room · 18'7" × 14'8" ·
Main Floor	Dining Room · 9'11" × 9'3" ·
Lower Level	Game Room · 23'7" × 19'3" ·
Lower Level	Bedroom · 12'9" × 12' ·
Lower Level	Laundry · 12'9" × 10'8" ·
Lower Level	Bedroom · 16'1" × 9'4" ·
Lower Level	Flex Space · 18'5" × 14'5" ·
Lower Level	Game Room · 12'7" × 8'5" ·
Lower Level	Furnace/Utility Room · 15' × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, Open Floorplan, Storage
Exterior Features:	Fire Pit, Private Yard, Storage
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3102-38-street-sw-calgary-a2351118/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.