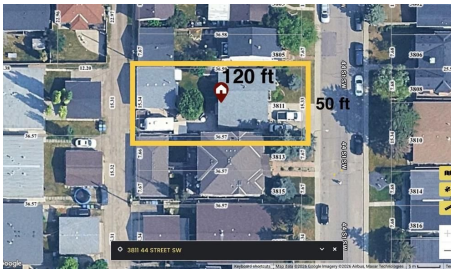
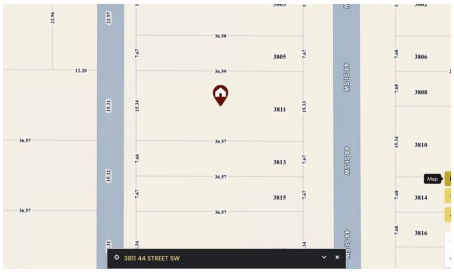
3811 44 Street SW

Calgary | Active | MLS® A2355824

$789,800







Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1961**	**1,327 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

50 X 120 ft LOT, ZONED R-C2. LOCATED ON A QUIET STREET IN GLENBROOK! This property comes READY TO BUILD either a DUPLEX or TWO SINGLE FAMILY HOMES! The DP SURVEY HAS ALREADY BEEN COMPLETED. THE ASBESTOS REMOVAL HAS BEEN COMPLETED, THE UTILITY DISCONNECTIONS HAVE BEEN COMPLETED. JUST BUY & BUILD.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355824
Bedrooms	4
Bathrooms	1
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,327 sq. ft.
Main Level Finished Area:	1,327 sq. ft.
Below Grade Finished Area:	1,030 sq. ft.
Acreage:	No
Lot Area:	6,017 sq. ft.
Lot Frontage:	50'

Lot Details:	50X120
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	4
Year built:	1961 (Age: 65)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1365AH
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Other
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway

Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom - Primary · 13'5" × 9'1" ·
Main Floor	Bedroom · 10'4" × 7'10" ·
Main Floor	Bedroom · 11'5" × 9'10" ·
Main Floor	Kitchen · 14'8" × 11'5" ·
Lower Level	Bedroom · 14'5" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3811-44-street-sw-calgary-a2355824/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.