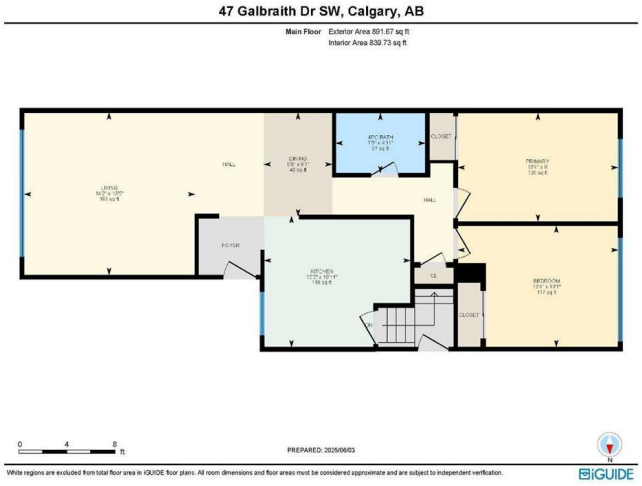
$1,050,000 - 47 & 49 Galbraith Drive Sw, Calgary

MLS® #A2227556

$1,050,000
7 Bedroom, 4.00 Bathroom, 1,780 sqft
Residential on 0.13 Acres

Glamorgan, Calgary, Alberta



Rare Full Duplex Investment Opportunity in Glamorgan - in the established and centrally located community of Glamorgan. This unique property offers a total of 7 bedrooms, 1 den, and 4 full bathrooms, with illegal suites on both sides, providing excellent income potential. With a spacious open floor plan on each level, this duplex is designed for comfortable multi-family living or rental flexibility. The property has been well maintained and thoughtfully updated over the years, making it a turnkey investment. Newer Furnace, Hot Water Tank and Renovated. Currently fully rented, it boasts a strong cap rate, making it ideal for savvy investors looking for immediate cash flow. Located just steps from Galbraith Park and offering easy access to Glenmore Trail, Stoney Trail & MRU . Whether you're expanding your investment portfolio or looking for a multi-generational living setup, this is a rare opportunity you wonâ€™t want to miss

Built in 1960

Essential Information

MLS® #	A2227556
Price	$1,050,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,780
Acres	0.13

Year Built	1960
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	47 & 49 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z5

Amenities

Parking	Off Street

Interior

Interior Features	Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals

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