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

MLS® #A2227556

#### \$1,050,000

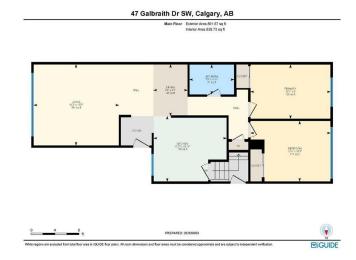
7 Bedroom, 4.00 Bathroom, 1,780 sqft Residential on 0.13 Acres

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 won't want to miss







Built in 1960

#### **Essential Information**

A2227556
\$1,050,000
7
4.00
4
1,780
0.13

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

# **Community Information**

47 & 49 Galbraith Drive Sw
Glamorgan
Calgary
Calgary
Alberta
T3E 4Z5

### Amenities

## 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	21
Zoning	R-CG

# **Listing Details**

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