

\$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



47 Galbraith Dr SW, Calgary, AB

Main Floor Exterior Area 881.57 sq ft
Interior Area 538.75 sq ft



0 4 8 ft

PREPARED: 2025/06/03

While regions are excluded from total floor area in OUTSIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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 | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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