

# \$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

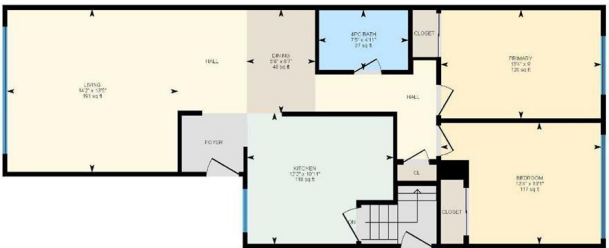
Glamorgan, Calgary, Alberta

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



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

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.



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
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### 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	24
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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