



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3712 47 Street SW**  
**Calgary, Alberta**

**MLS # A2214097**



**\$739,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** na

Prime Corner Lot in Glenbrook &ndash; With RV Parking & Heated Garage! Welcome to this incredible opportunity in the heart of Glenbrook SW Calgary! Situated on a massive corner lot on a quiet, family-friendly street, this home offers space, comfort, and unbeatable convenience. You&rsquo;ll love the rare and oversized RV parking pad&mdash;perfect for storing your trailer, camper, or extra vehicles. Plus, the local school is just a 2-minute walk away, making morning drop-offs a breeze. Inside, you'll find four spacious bedrooms and a layout ideal for families of all sizes. The heated garage is a dream for Calgary winters, keeping your vehicles warm and your workspace functional all year round. Whether you're looking for more room to grow, an ideal location close to amenities, or a property with space for all your toys&mdash;this home checks all the boxes. Don't miss your chance to own one of Glenbrook&rsquo;s best corner lots!