



**3712 47 Street SW
Calgary, Alberta**

MLS # A2214097



\$739,900

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

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

Inclusions: na

Prime Corner Lot in Glenbrook – 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’ll love the rare and oversized RV parking pad—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—this home checks all the boxes. Don't miss your chance to own one of Glenbrook’s best corner lots!