



GRASSROOTS
REALTY GROUP

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4736 41 Avenue SW
Calgary, Alberta

MLS # A2232047



\$579,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	See Remarks, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Wall unit in downstairs recreation room

Situated on a spacious 50' x 110' lot and ideally located next to a green space, this bungalow in the desirable community of Glamorgan offers an excellent opportunity for renovation or redevelopment. With a prime location close to schools, shopping, and all amenities, this property combines potential with convenience. The main floor features three bedrooms, a four-piece bathroom, a functional kitchen, and a bright living room, providing a solid foundation for a modern update. The fully developed basement includes an additional bedroom, a large recreation room, a three-piece bathroom, a generous laundry area, and plenty of storage space. Whether you're looking to renovate, invest, or build your dream home, this property is full of possibilities in one of Calgary's established neighbourhoods.