



GRASSROOTS
REALTY GROUP

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3728 47 Street SW
Calgary, Alberta

MLS # A2245573



\$799,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level, Pr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: N/A

JUST LISTED in GLENBROOK! INVESTORS this is an AMAZING OPPORTUNITY for MULTIFAMILY DEVELOPMENT! R-CG ZONING. 56'x120' CORNER LOT SIDING A PARK AND GREENSPACE on a QUIET CUL-DE-SAC LOCATION. Short walking distance to schools, transit, restaurants, shopping - Co-op, Canadian Tire, Pet Planet, HomeSense, Alberta Laboratories, and more! Bungalow with 2 bedrooms on the main level that could be easily converted to 3 bedrooms, full bathroom, HIGH VAULTED CEILINGS, large dining and living areas. Enjoy the GAS RANGE and MAIN FLOOR LAUNDRY. The lower level is fully finished with 2 additional bedrooms, 3/4 bathroom, large recreation room, a bar, separate storage room, and huge mechanical room. The HEATED double garage is long enough to fit 2 full sized trucks plus there is a convenient carport as well. So many extras in this home, newer furnace and water heater (2018), cedar living room ceiling, large patio, custom window coverings, flat textured ceilings, lower level laundry hookups, 2 sheds, landscaped beautifully! Request your showing today as this property is priced to sell at \$799,900 and will not last long!