



GRASSROOTS
REALTY GROUP

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56 Glenpatrick Drive SW
Calgary, Alberta

MLS # A2270072



\$815,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 1959 bungalow, ideally situated on a quiet, tree-lined street across from a peaceful south-facing park in super desirable Glenbrook! Offering nearly 1,800 sq. ft. of total living space, this home exudes warmth, character, and pride of ownership throughout. The main floor features original hardwood flooring, three comfortable bedrooms, and a bright, well-laid-out kitchen overlooking the beautifully manicured yard. Recent updates include a new main floor bathroom, roof (approx. 6 years), high-efficiency furnace (approx. 5 years), and an electrical wiring and panel upgrade, offering peace of mind for years to come. This property also includes a fully renovated lower level living area featuring a large kitchen with full size appliances, a spacious bedroom, and a modern full bathroom. With ample storage and a pantry, this non-conforming suite presents an excellent opportunity for supplemental income or extended family living. The outdoor space is equally impressive, a beautifully landscaped yard perfect for relaxing or entertaining, and an oversized double garage providing exceptional storage and workspace. Located just steps from schools, parks, grocery stores, and transit, this home offers the perfect blend of tranquil suburban living with quick access to downtown and the mountains.