



**GRASSROOTS**  
REALTY GROUP

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**4507 37 Avenue SW**  
**Calgary, Alberta**

**MLS # A2272200**



**\$599,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Rare opportunity to own a DETACHED INNER CITY city 2 bedroom, 2 full bath - walkout bungalow with a double attached garage PLUS a sunny south-facing backyard&mdash;perfectly located in the highly connected community of Glenbrook. Loads of street parking outside as well! Nice curb appeal with hedges offering privacy. The welcoming foyer allows you to see straight through this home! BRIGHT main floor with natural light coming in from North, East, South. Ideal for entertaining - just imagine dining by the natural gas fireplace! SO many options for furniture placement here to suit your own personal lifestyle! Laminate floors flow through the kitchen, dining and living areas. South-facing windows at the back of the home - fill the home with natural light. Plants and People will LOVE it here! The primary bedroom features a private 3-piece ensuite and a large walk in closet. Second bedroom (used as office now) and another spacious 4-piece bathroom complete the top level. The walkout basement is drywalled and wired&mdash;ready for your finishing ideas. Or keep it as amazing storage! Enjoy the convenience of a double ATTACHED garage, plus a low-maintenance GATED south backyard with paved driveway - perfect for entertaining, secure play area for kids & DOGS! Located in the heart of Glenbrook, this home puts you minutes from downtown, Mount Royal University, Westhills shopping, Gyms, LRT and major roadways including Stoney Trail, Glenmore and Sarcee Trail. When the mountains call - you can be there in 45 mins! Glenbrook's parks, pathways, schools and friendly neighbourhood atmosphere - make it a favourite for both first-time buyers and downsizers seeking a walkable, well-connected community. Walk 10 mins to enjoy the FAMOUS cheese buns at Glamorgan Bakery. 5 min walk to pick up Groceries or a nice bottle of wine. The

local Community centre is available for community-hosted events and rentals to the general public. The Outdoor Rink is a year round facility offering ice skating in the winter months and padel tennis, pickleball, badminton, basketball, volleyball and ball hockey in the summer. Walk to Primal Grounds in 10 mins to enjoy lunch & a great beverage. Like to bowl = 2 min drive. Outdoorsy...Glenmore reservoir to walk, bike or just enjoy the scenery is 8 mins away! Every day life is EASY in Glenbrook....plus inner city pricing low compared to neighbourhoods closeby! Book a showing or check out the 3D tour.