



GRASSROOTS
REALTY GROUP

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4703 35 Avenue SW
Calgary, Alberta

MLS # A2280384



\$649,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air, Natural Gas

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Location, location, location! This 3-bedroom, 1,097 sq. ft. home is ideally situated in a prime SW location within the well-established Glenbrook community. Facing directly onto a public park and just a 3-minute walk to the local elementary school, this property offers an unbeatable setting for families and investors alike. This home is ideal for a buyer seeking a prime SW location with the vision and budget to renovate and add value. The property features 3 bedrooms, 1,097 sq. ft. above grade, a full basement, and sits on a fenced 52' x 120' lot with a south-exposed backyard and double garage. The property is an estate sale and is being sold on an "as is, where is" basis. If you're looking for an opportunity to renovate a family home in a prime SW location, within 15 minutes of downtown and close to shopping, schools, and amenities — this is the one you've been waiting for.