



3509 49 Street SW
Calgary, Alberta

MLS # A2286878



\$550,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,133 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Separate Entrance		

Inclusions: None

Located in the highly sought-after community of Glenbrook, this semi-detached home presents an exceptional opportunity to secure incredible value in one of Calgary's most convenient inner-city neighbourhoods. With a stunning mountain view from the west-facing deck and a sunny backyard, the setting alone makes this property worth a closer look. Whether you're an investor, renovator, or buyer ready to add your personal touch, this home offers solid bones, desirable features, and outstanding potential. The main floor features classic parquet flooring throughout and a spacious living room anchored by a wood-burning corner fireplace with brick surround and a charming bay window that fills the space with natural light. The dining room offers a large window for added brightness, while the kitchen includes a west-facing window and newer dishwasher. Two bedrooms and a full four-piece bath complete the level, including a primary suite with its own two-piece ensuite and sliding glass doors leading directly to the west-facing deck—perfect for soaking in those mountain views and evening sunsets. The basement offers a separate exterior entry, creating excellent potential for a future suite (subject to city approval). The lower level is already well laid out with a large living space, kitchen area with fridge, stove and sink, dining area, den, bedroom, four-piece bathroom, and laundry. Outside, the sunny west backyard features a deck, patio space, brick walkway leading to the double detached garage, and convenient alley access. Location is where this property truly shines. You're within walking distance to Glenbrook School and the popular Glenbrook Off-Leash Area, with quick access to Mount Royal University, shopping and amenities in Signal Hill, Westhills, and Richmond, plus convenient routes via Sarcee Trail SW, Richmond Road SW,

Crowchild Trail, and Glenmore Trail. This is a rare chance to invest in location, lifestyle, and long-term upside in Glenbrook.