



**3308 46 Street SW**  
**Calgary, Alberta**

**MLS # A2292749**



**\$669,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Smoking Home, Storage		

**Inclusions:** Shed

You'll fall in love with this impeccably cared for family home, kept in pristine condition! This sought-after location is nestled between 5 schools, parks and playgrounds, with walkable access to everyday amenities. Glenbrook elementary and community center are just a block away. This location appeals to a wide range of buyers who value convenience, long term investment potential and the flexibility to shape the property to their needs. This charming house has been home to only one family since 1992 and awaits a buyer that appreciates the immediate livability of the home with the option to build future equity through renovation or it's income generation potential. You'll find 3 bedrooms up, a 4-piece bath and a welcoming living room that's open to the kitchen on the main. The sunny kitchen has a convenient built-in pantry, a compact desk area, and lots of warm oak cabinetry. It overlooks the lovingly cared-for mature yard that showcases many flowering perennial gardens and trees. Throughout the upper level you'll find hardwood in excellent condition. The windows have been upgraded to low maintenance vinyl windows. The cozy lower level is developed with a spacious family/rec room area that's perfect for a teen retreat, home business or entertaining. There is a 4th bedroom (non-egress) and a 3 piece bath, 2 well planned storage areas, a roomy laundry and mechanical room there as well. Enjoy summer evening BBQ's and entertaining on the oversized deck in the private back yard. The sewer line has been redone from the house to the alley. The single car garage has a paved alley and the big yard has room to add extra parking or a larger garage if desired. The landscaped private yard is fully fenced and has flowering fruit trees, bushes, and established perennials. Easy to show, don't miss out on the best single family home in the area! Call

your realtor to view.