



**3119 46 Street SW  
Calgary, Alberta**

**MLS # A2299182**



**\$828,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** NA

Welcome to a truly exceptional, architecturally enhanced bungalow nestled on a quiet street in the desirable community of Glenbrook, just steps from Glenbrook School. Thoughtfully reimagined with a focus on modern design and performance, this residence seamlessly blends high-end finishes with everyday comfort. Over 1850 sqft on two levels, this home features 4 total bedrooms, 2 full bathroom and an oversized double garage. Striking curb appeal is defined by a fully modernized exterior featuring a complete rainscreen system with Prodema Prodex cladding and locally sourced Rundle stone, while triple-glazed, low-E windows provide exceptional energy efficiency and year-round comfort. A cast-in-place concrete walkway elegantly frames the home, wrapping from front to back. Inside, the home showcases white oak engineered plank flooring throughout and a sophisticated, contemporary aesthetic. The designer kitchen is outfitted with custom white Schenk cabinetry, a built-in refrigerator, induction cooktop, and a premium appliance package from Bosch. Updated lighting—including statement glass fixtures and LED pot lights—adds a distinctive and modern ambiance. Both bathrooms have been beautifully appointed with heated stone tile floors, wall-hung toilets, and sleek, spa-inspired showers. The fully developed lower level is designed for entertaining, featuring in-wall speakers and a stylish beverage centre complete with versatile under-cabinet refrigeration. Mechanical upgrades include a high-efficiency furnace, central air conditioning, tankless hot water system, and an updated electrical system with a 200-amp panel in the garage—offering both peace of mind and long-term efficiency. Outdoor living is equally impressive, with garden doors leading to an oversized west-facing composite deck with glass railings, thoughtfully designed for a

future covered structure. The private yard is beautifully landscaped with mature weeping birch trees, seasonal plantings, and cedar fencing with lattice detailing for added privacy and charm. The oversized, heated, and insulated garage is a standout feature, complete with glazing for natural light and security, as well as additional storage space including attic access. This is a rare opportunity to own a meticulously upgraded, design-forward home in one of Calgary's most established and convenient inner-city communities.