



3304 46 Street SW
Calgary, Alberta

MLS # A2301425



\$819,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Oversized, Parkade, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Wood Counters		

Inclusions: N/A

Experience style, comfort, and true peace of mind in this fully renovated Glenbrook gem. The bright, open-concept main floor offers a clean, modern layout with a functional kitchen featuring white cabinetry, butcher block counters, and a stone backsplash that actually feels current. The fully finished basement adds serious flexibility with two large bedrooms, a full 4-piece bath, and a huge family room that can adapt to your needs. Major updates are done, so you don't have to think twice. New laminate flooring on the main floor (2024), brand new private 4-piece ensuite (2021), roof, hardie board siding, windows, doors, electrical, and plumbing (2019) and furnace and hot water tank (2015) Step outside to a private, tree-lined yard with a gas-line deck ready for BBQ season, plus an oversized double garage and extra parking with a dedicated pad. Steps to Glenbrook School, parks, and transit, this is a move-in-ready option that actually checks the right boxes. The fully finished basement offers massive versatility with two large bedrooms, a 4-piece bath, and a sprawling family room. The heavy lifting is done: Roof, Hardie board siding, windows, doors, electrical, and plumbing were all updated in 2019 (Furnace/HWT 2015). Outside, enjoy a private oasis with mature trees, a gas-line deck, an oversized double garage, and an extra parking pad. Steps from Glenbrook School, parks, and transit.