



**GRASSROOTS**  
REALTY GROUP

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**88 Glenpatrick Drive SW  
Calgary, Alberta**

**MLS # A2114392**



**\$679,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1960 (64 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, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting, Separate Entrance		

**Inclusions:** n/a

4 Bedrooms + 2 Bathrooms | UPDATED Basement | Embrace the potential of this 4 bedroom, 2 bathroom bungalow in the sought-after community of Glenbrook. This home presents a unique opportunity for those with a vision to shape and customize the space to their liking. This home offers an opportunity for an investor, or an individual looking to add some sweat equity with some value add renovations on the main level. With an UPDATED basement, abundant sunlight in the backyard, and proximity to amenities, this property is ready for your creative design. The main level offers a large living, and large dining space. The spacious kitchen boasts ample cabinetry, and the window overlooks to your backyard, which lets in plenty of sunlight! 2 bedrooms and a full bathroom complete the upper level. A separate entrance leads to your UPDATED basement, which features NEWER carpet, baseboards, windows, doors, closets, light fixtures, and a RENOVATED bathroom! An additional 2 bedrooms complete the basement. The backyard features a pool, and the garage provides additional parking space. Nearby Glenbrook School, and shopping plaza's. Call your Realtor now to view!