



3132 46 Street SW
Calgary, Alberta

MLS # A2139111



\$730,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Quartz Counters		

Inclusions: N/A

Discover this beautifully renovated 1950's bungalow located in one of Calgary's most desirable inner-city neighbourhoods, Glenbrook. This charming home boasts over 910 square feet on the main level with an updated open concept floor plan that features huge windows, a dining room, living room, and a spacious, modern kitchen — ideal for hosting family and friends. The main floor also includes a primary bedroom, a secondary bedroom, and a full bathroom. The beautifully finished basement offers additional living space with two generous bedrooms, a full bathroom, and a perfect family room complete with a wet bar and fireplace, making it the ideal spot for cozy movie nights. Situated on a huge, tree-lined lot that's 115' deep, this home offers an exceptional backyard experience, including a rooftop garage patio perfect for entertaining. The welcoming front porch takes full advantage of the sunny west exposure, creating a perfect spot to relax and enjoy friendly neighbor walk-bys. The property is completed by an oversized detached garage with ample room to set up a shop for all your family's toys. Don't miss the chance to own this perfect blend of modern amenities and classic charm in the heart of Glenbrook.