

3519 40 Street SW  
Calgary, Alberta

MLS # A2271347



**\$795,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Standard Shaped L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This original, well-kept bungalow is located in the heart of Glenbrook, directly across from a beautiful green space and just steps to parks, schools, and inner-city amenities. The property offers excellent potential: either redevelop the generous 50' x 120' R-CG lot or renovate the solid 1,050 sq ft bungalow. Inside, large living room windows frame views of the green space, while original hardwood floors run throughout the main level and offer great potential for refinishing. The main floor features three bedrooms supported by a 4-piece bathroom. The undeveloped basement with a convenient side entrance provides an opportunity to create additional living space (subject to approvals). Outside, you'll find a 1.5-car garage—ideal for a workshop, hobby space, or extra storage. This is a fantastic opportunity in a highly sought-after inner-city community.