

**3124 49 Street SW
Calgary, Alberta**

MLS # A2272946



\$749,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Wired for Data, Wired for Sound		

Inclusions: Heater in Garage, TV Mount in Basement, Rolling Shelving Rack in Basement, All In-Ceiling Speakers, A/V Equipment Rack in Furnace Room.

**** Please click "Videos" for 3D tour **** Amazing updated bungalow on quiet street in very desirable Glenbrook! Fabulous features include: 2 + 2 bedrooms, 3 full bathrooms, almost 2200 square feet developed, oversized/insulated/heated double garage, large private yard with massive deck & poured concrete sidewalks, real hardwood flooring, primary en suite bath, large storage room, newer roof/furnace/electrical panel/insulation/toilets, central air conditioning, 3-zone underground sprinklers, in-ceiling speakers, yard lights and much more! Location is a 10 out of 10 - close to all schools, bus stop 2 blocks away, Optimist/George Blundun Arenas /Optimist Athletic Park 2 blocks away and all the shopping amenities very close by! Clean and ready for a new owner - immediate possession available.