

**4703 35 Avenue SW  
Calgary, Alberta**

**MLS # A2280384**



# \$649,900

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Location, location, location! This 3-bedroom, 1,097 sq. ft. home is ideally situated in a prime SW location within the well-established Glenbrook community. Facing directly onto a public park and just a 3-minute walk to the local elementary school, this property offers an unbeatable setting for families and investors alike. This home is ideal for a buyer seeking a prime SW location with the vision and budget to renovate and add value. The property features 3 bedrooms, 1,097 sq. ft. above grade, a full basement, and sits on a fenced 52' x 120' lot with a south-exposed backyard and double garage. The property is an estate sale and is being sold on an "as is, where is" basis. If you're looking for an opportunity to renovate a family home in a prime SW location, within 15 minutes of downtown and close to shopping, schools, and amenities — this is the one you've been waiting for.