

3304 46 Street SW
Calgary, Alberta

MLS # A2288123



\$848,800

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|------------------|---|---------------|-------------------|
| Division: | Glenbrook | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 948 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Oversized, Parkade | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Wood Counters

Inclusions: N/A

Fully renovated bungalow in Glenbrook with 1600 sq ft of developed space. This 4 bedroom, 3 bathroom home offers a functional open layout with laminate flooring updated in 2024 throughout the main level. The main floor features two bedrooms including the primary with a 3 piece ensuite. The kitchen overlooks the backyard and includes white cabinetry, stone backsplash, butcher block countertops and updated appliances. The fully finished basement adds two additional bedrooms, a spacious family room and a 4 piece bathroom, providing ideal separation for guests, teens or a home office. Extensive 2019 upgrades include roof, Hardie board siding, soffits, eaves, windows, doors, electrical, plumbing, furnace, hot water tank, fixtures, fencing and deck. The rear yard features mature trees, a deck with natural gas BBQ line, an oversized double garage and an additional rear parking pad. Walking distance to Glenbrook School, Glenbrook Community Centre, parks, shopping and transit.