



# 3132 46 Street Calgary Alberta

\$730,000

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. (id:6769)

- Bedroom 10.08 Ft x 7.75 Ft
- Bedroom 11.25 Ft x 8.75 Ft
- Recreational, Games room 17.17 Ft x 10.00 Ft
- Den 9.00 Ft x 7.08 Ft
- Laundry room 11.17 Ft x 10.58 Ft
- 3pc Bathroom 7.25 Ft x 6.50 Ft

- Living room 17.25 Ft x 10.67 Ft
- Kitchen 12.58 Ft x 12.25 Ft
- Dining room 9.50 Ft x 8.58 Ft
- Bedroom 12.92 Ft x 9.33 Ft
- Bedroom 10.83 Ft x 9.00 Ft
- 4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.newhaus.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca