



## 4820 41 Avenue Calgary Alberta

\$699,900

**\*\*Open House Saturday, Sept 28 from 2 - 4 pm\*\*** Welcome to this beautifully upgraded 3 bedroom bungalow, perfectly situated in the highly sought-after Glamorgan neighborhood. Just half a block from a vibrant park featuring a playground, baseball diamonds, and expansive playing fields, this home offers the perfect blend of modern living and family-friendly charm. Step inside to find a stunning open-concept layout, where some interior walls have been removed to create a spacious, inviting living area. The heart of the home is the custom kitchen, complete with elegant granite countertops, sleek white appliances, and a central island with a breakfast bar that overlooks the cozy living room. Here, a gas fireplace adds warmth and ambiance, making it an ideal spot for relaxing and entertaining. The main floor boasts 3 comfortable bedrooms, including a generous primary suite with a stylishly upgraded 2-piece ensuite bath. The renovated main full bath ensures modern convenience for the whole family. Downstairs, you'll find a large recreation room that offers endless possibilities for leisure and entertainment. The lower level also features a versatile 4th bedroom/den (please note: not a legal bedroom due to non-egress window), a 3 piece bath, laundry area, and additional storage space. The expansive lot, measuring approximately 50' X 111', presents exciting opportunities for future development. With a gentle downhill slope and a generous 56' width across the back, there's potential for a lane suite (subject to city approval). The separate back entrance further enhances possibilities for a basement suite, also subject to city approval. Other recent upgrades include windows and doors (2014), new shingles (2016), and water heater (2024). Located in the family-friendly Glamorgan neighbourhood, you'll enjoy proximity to excellent schools, nearby parks, and convenient shopping ...

3pc Bathroom 6.00 Ft x 5.58 Ft

Bedroom 10.33 Ft x 8.75 Ft

Laundry room 13.17 Ft x 15.08 Ft

Recreational, Games room 24.08 Ft x 28.75 Ft

Storage 11.33 Ft x 8.75 Ft

2pc Bathroom 4.42 Ft x 4.92 Ft

Bedroom 10.08 Ft x 10.08 Ft

Bedroom 10.08 Ft x 7.92 Ft

Primary Bedroom 13.42 Ft x 11.50 Ft

Dining room 10.17 Ft x 10.25 Ft

Living room 14.67 Ft x 18.08 Ft

Kitchen 13.75 Ft x 11.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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