



# 2822 40 Street Calgary Alberta

\$799,900

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** An EXCEPTIONAL OPPORTUNITY awaits in Glenbrook with this charming 1950s RAISED BUNGALOW, perfect for a future INFILL or a strategic BUY-AND-HOLD investment. This home offers incredible versatility, featuring a 2-BED, 1-BATH main floor and a 1-BED, 1-BATH BASEMENT LEGAL SUITE. The main floor has been optimized for COMFORTABLE LIVING or SHORT-TERM RENTALS. A spacious living room with a bay window welcomes natural light. The well-appointed kitchen boasts ample counter space, cabinetry, and newer appliances, flowing into a dedicated dining area that leads to the LARGE DECK and EAST-FACING BACKYARD—perfect for outdoor entertaining. Two WELL-SIZED BEDROOMS provide comfortable retreats, while a 4pc bathroom with tiled flooring and a tub/shower combo completes the main floor. The BASEMENT LEGAL SUITE with a separate entrance is ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. It features a spacious living/dining area, a fully equipped kitchen, a comfortable bedroom with a walk-in closet, and a 4pc bathroom with a tub/shower combo. Outside, enjoy the EXPANSIVE DECK, GENEROUS YARD SPACE, and DOUBLE DETACHED GARAGE. Adding to the home's value, the house & garage roofs were replaced within the last five years. PRIME GLENBROOK LOCATION with easy access to MRU, Westbrook Mall, Westhills Towne Centre, and Cineplex Odeon Westhills Cinema. Nearby parks & playgrounds include the Glenbrook Community Association and Optimist Athletic Park. Excellent school options within a 20-min walk, plus quick access to Glenmore Trail & the Calgary Ring Road for effortless commuting. Whether you're looking to develop, live in, or invest, this Glenbrook gem offers endless possibilities! Schedule your private showing today! (id:6769)

4pc Bathroom Measurements not available  
 Bedroom 13.92 Ft x 12.42 Ft  
 Kitchen 11.17 Ft x 13.17 Ft  
 Living room 10.83 Ft x 21.83 Ft  
 4pc Bathroom Measurements not available  
 Bedroom 9.33 Ft x 11.08 Ft

Dining room 9.67 Ft x 12.00 Ft  
 Kitchen 9.33 Ft x 14.83 Ft  
 Laundry room 9.67 Ft x 5.00 Ft  
 Living room 16.08 Ft x 17.58 Ft  
 Primary Bedroom 10.17 Ft x 17.42 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net