



## 3531 40 Street Calgary Alberta

\$749,900

Investors and developers, take note of this prime opportunity in Glenbrook! This well-located bungalow offers immense potential with its spacious 50x120-foot R-C2 zoned lot, overlooking a vast school field, just a short drive from downtown and Mount Royal University. Currently rented with an illegal walkout suite in the basement, this property is a versatile income generator. The expansive yard features a large west-facing deck and a double detached garage, while the main floor comprises a living room, dining area, kitchen, primary bedroom, two additional bedrooms and a four piece bathroom. The basement illegal suite includes a full kitchen, living area, spacious bedroom, and four-piece bathroom. Whether you're seeking a comfortable home or an addition to your rental portfolio, this Glenbrook gem awaits your vision. Call your local realtor and arrange a private viewing. (id:6769)

Living room 10.92 Ft x 16.42 Ft

Kitchen 12.83 Ft x 12.58 Ft

Bedroom 10.42 Ft x 13.42 Ft

4pc Bathroom 7.17 Ft x 6.92 Ft

Laundry room 3.42 Ft x 7.58 Ft

Storage 12.92 Ft x 7.42 Ft

Furnace 5.33 Ft x 6.75 Ft

Living room/Dining room 21.25 Ft x 12.00 Ft

Kitchen 11.17 Ft x 11.17 Ft

Primary Bedroom 10.17 Ft x 12.00 Ft

Bedroom 10.17 Ft x 7.83 Ft

Bedroom 12.17 Ft x 9.58 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

<http://trecl.com/>

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

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

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