



## 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

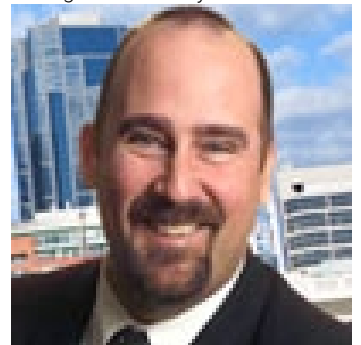
Dining room 9.50 Ft x 8.58 Ft

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:



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