



4507 37 Avenue Calgary Alberta

\$629,900

Rare opportunity to own a DETACHED INNER CITY city 2 bedroom, 2 full bath - walkout bungalow with a double attached garage PLUS a sunny south-facing backyard--perfectly located in the highly connected community of Glenbrook. Loads of street parking outside as well! Nice curb appeal with hedges offering privacy. The welcoming foyer allows you to see straight through this home! BRIGHT main floor with natural light coming in from North, East, South. Ideal for entertaining - just imagine dining by the natural gas fireplace! SO many options for furniture placement here to suit your own personal lifestyle! Laminate floors flow through the kitchen, dining and living areas. South-facing windows at the back of the home - fill the home with natural light. Plants and People will LOVE it here! The primary bedroom features a private 3-piece ensuite and a large walk in closet. Second bedroom (used as office now) and another spacious 4-piece bathroom complete the top level. The walkout basement is drywalled and wired--ready for your finishing ideas. Or keep it as amazing storage! Enjoy the convenience of a double ATTACHED garage, plus a low-maintenance GATED south backyard with paved driveway - perfect for entertaining, secure play area for kids & DOGS! Located in the heart of Glenbrook, this home puts you minutes from downtown, Mount Royal University, Westhills shopping, Gyms, LRT and major roadways including Stoney Trail, Glenmore and Sarcee Trail. When the mountains call - you can be there in 45 mins! Glenbrook's parks, pathways, schools and friendly neighbourhood atmosphere - make it a favourite for both first-time buyers and downsizers seeking a walkable, well-connected community. Walk 10 mins to enjoy the FAMOUS cheese buns at Glamorgan Bakery. 5 min walk to pick up Groceries or a nice bottle of wine. The local Community centre is available for community-host...

Other 29.42 Ft x 33.33 Ft

Furnace 4.00 Ft x 5.58 Ft

3pc Bathroom 4.92 Ft x 6.17 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Bedroom 10.17 Ft x 11.42 Ft

Breakfast 8.92 Ft x 5.08 Ft

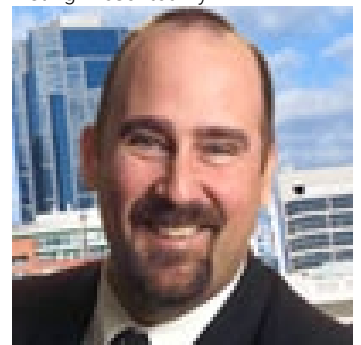
Dining room 10.25 Ft x 15.33 Ft

Kitchen 9.17 Ft x 12.33 Ft

Living room 11.83 Ft x 18.17 Ft

Primary Bedroom 12.75 Ft x 10.42 Ft

Listing Presented By:



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