



## 4516 30 Avenue Calgary Alberta

\$775,000

OPEN HOUSE SATURDAY SEPTEMBER 14 1:00-4:00 & SUNDAY SEPTEMBER 15 2:00-4:00!!! Welcome to this beautifully updated 4-level split home, a true gem in the well-established and safe community of Glenbrook. Step into the bright and inviting main floor, featuring an open-concept living and dining area with durable oak hardwood floors. The dining room extends seamlessly to a large deck, complete with glass railings, offering views of the beautiful and mature backyard. A modern kitchen boasts maple cabinets, granite countertops, large central island that features a breakfast bar, and a full range of stainless steel appliances. The upper level offers 2 generously sized bedrooms and a completely remodeled 4 piece bathroom. On the lower level you'll find 2 more spacious bedrooms, along with a 2 piece bath, and additional walk-out access to the stunning backyard. The basement is fully finished, offering a large rec room, perfect for entertaining or a guest area, a laundry room, and an additional 3 piece bath. The oversized detached double garage is equipped with a garage heater for those ultra cold Calgary winters, making your mornings a breeze. This move-in-ready home is situated on a quiet street, and is close to major roadways, shopping centers & just a short commute downtown. This is truly a must-see home! (id:6769)

4pc Bathroom 7.25 Ft x 7.00 Ft

Bedroom 8.50 Ft x 11.08 Ft

Primary Bedroom 12.00 Ft x 12.42 Ft

3pc Bathroom 11.83 Ft x 4.67 Ft

Laundry room 6.58 Ft x 9.50 Ft

Recreational, Games room 21.08 Ft x 21.00 Ft

2pc Bathroom 3.83 Ft x 4.42 Ft

Bedroom 8.00 Ft x 12.67 Ft

Bedroom 11.58 Ft x 12.17 Ft

Dining room 9.50 Ft x 9.75 Ft

Kitchen 12.33 Ft x 9.92 Ft

Living room 25.83 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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