



## 4807 30 Avenue Calgary Alberta

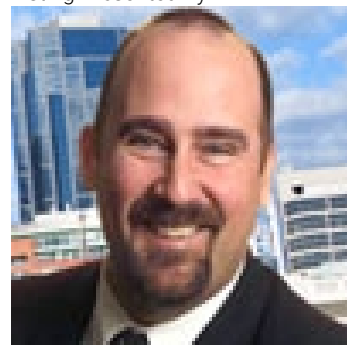
\$649,000

Lovely-suited bungalow is now available. Located on a quiet tree-lined street in the community of Glenbrook, this property is perfect for a homeowner or investor. The main floor is well laid out with an updated kitchen open to the large living and dining area, a lovely upgraded 4 piece bathroom, and 3 nice sized bedrooms. Downstairs you will find a shared laundry room, and a 2 bedroom illegal suite. The layout again is open with a large living area, oversized kitchen, 2 full bedrooms, and a 3 piece bathroom. Outside the yard provides ample parking with a front driveway, and an oversized double garage accessed from the alley in the backyard. The private yard has a large hedge at the front, a covered patio space perfect for outdoor dining and grilling, interlocking brick patio, raised flower beds, and firepit area. (id:6769)

Laundry room 5.33 Ft x 9.17 Ft  
Family room 11.25 Ft x 18.58 Ft  
Kitchen 12.25 Ft x 10.25 Ft  
Dining room 10.25 Ft x 8.92 Ft  
3pc Bathroom 5.42 Ft x 6.58 Ft  
Bedroom 11.42 Ft x 10.08 Ft  
Bedroom 8.92 Ft x 10.17 Ft  
Living room 11.50 Ft x 16.25 Ft

Dining room 10.17 Ft x 9.00 Ft  
Other 12.50 Ft x 12.83 Ft  
Other 7.92 Ft x 6.25 Ft  
Primary Bedroom 10.08 Ft x 11.25 Ft  
Bedroom 10.67 Ft x 9.00 Ft  
Bedroom 11.83 Ft x 8.08 Ft  
4pc Bathroom 9.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.davidsetter.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca