

\$450,000 - 88 Glenbrook Villas Sw, Calgary

MLS® #A2113076

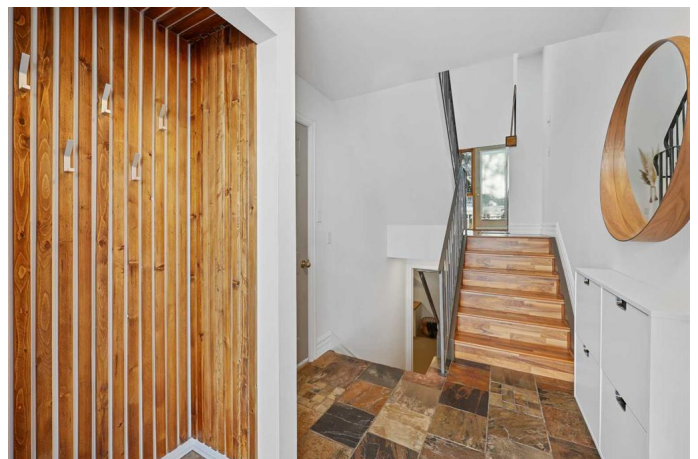
\$450,000

2 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your beautifully renovated 2 Bedroom, 2.5 Bathroom townhome. Nestled in the highly sought after community, Glenbrook, this townhome is steps away from St. Gregory school, Optimist Athletic park, and just down the road from Signal Hill Centre. Making this truly an optimal location. From the moment you step inside, the inviting warmth of heated floors in the entryway will envelop you. The living room unfolds through high ceilings and is bathed in natural light. Furthermore, a gas fireplace adds a touch of coziness, while the adjoining deck offers an inviting outdoor retreat. Every space in this home has been meticulously curated, ensuring attention to detail and a sense of warmth throughout. Stepping up into the kitchen, you'll notice new quartz countertops, brand new flooring and a modern redesigned half-bath. The upper level boasts a spacious primary bedroom retreat complete with a large walk-in closet and an updated 4-piece ensuite, alongside a second bedroom and a full bathroom ensuring comfort and functionality on the top floor. Significant upgrades throughout the home include a freshly painted interior that brightens the space and a completely renovated basement that awaits your creativity or can be maintained as a private home office. The comprehensive removal of all the previous poly-b plumbing, leaves your mind at ease. Along with a brand new hot water tank, the relocation of the laundry room to the top floor saves you countless trips to the basement.



With a single car garage, additional storage and a prime location, this home is an effortless option. All the furniture is open to negotiation, to highlight the move-in-ready charm of this uniquely stunning property. Donâ€™t hesitate to see it for yourself.

Built in 1992

Essential Information

MLS® #	A2113076
Price	\$450,000
Sold Price	\$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	88 Glenbrook Villas Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7E8

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 19th, 2024
Days on Market	12
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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