

\$574,900 - 3507 49 Street Sw, Calgary

MLS® #A2130438

\$574,900

3 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.09 Acres

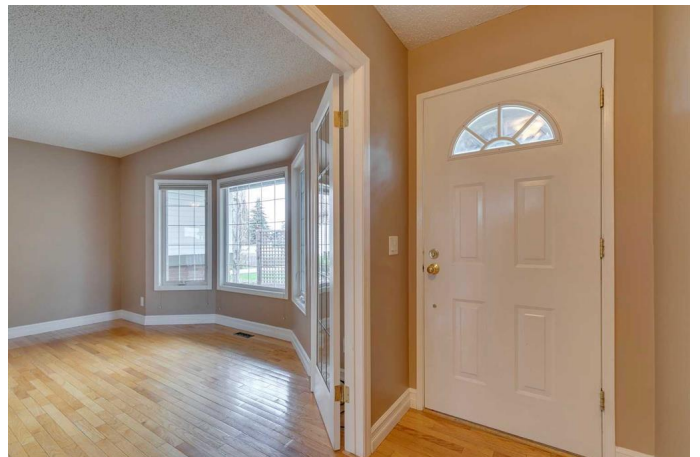
Glenbrook, Calgary, Alberta

Fabulous WALK-OUT TWO STOREY ON A QUIET STREET in the heart of Glenbrook. On the main floor there's a spacious living room, kitchen and dining room with patio doors leading to the west deck. Three large bedrooms and 4-piece up and half bath on the main. Downstairs the walk out basement throws in lots of natural light- New patio door and window in the basement. There is a gas fireplace downstairs for those cold winter evenings and a wood burning fireplace upstairs. The sunny WEST back YARD is really deep, 146," with a new double garage. This great half duplex is walking distance to schools, churches, shopping, and the bus to DT. - A 12-minute drive away. All this with a partial mountain view.

Built in 1979

Essential Information

MLS® #	A2130438
Price	\$574,900
Sold Price	\$602,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,214
Acres	0.09
Year Built	1979



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3507 49 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
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Date Sold	May 17th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Calgary West Realty

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