

\$299,900 - 201, 3522 44 Street Sw, Calgary

MLS® #A2132055

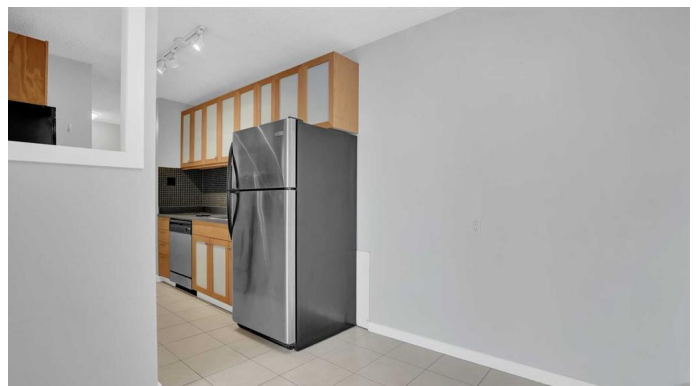
\$299,900

2 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Nestled in the heart of Glenbrook, this charming second-level apartment at offers a blend of comfort and convenience, boasting 847 sq ft of living space! This two-bedroom unit is perfect for those seeking a cozy and updated retreat in this popular neighborhood in Calgary, located so close to all amenities. Upon entering the apartment, the hall connects the east and west entrances, providing easy access to all areas of the complex. Freshly painted walls enhance the space with a modern feel. The kitchen features updated cabinets, tile backsplash and a breakfast bar for a very functional layout. Off the kitchen is a dining nook which seamlessly leads into a large living room that offers picturesque views of the courtyard, creating an inviting atmosphere for relaxation and socializing. The primary bedroom is spacious, providing a ton of room and large windows for natural light not to mention a Walk-in Closet. Additionally, the storage room is off of the kitchen area and can double as a pantry or extra storage, offering extra space for your needs. One of the standout features of this apartment is the balcony, which overlooks a quiet courtyard, providing an outdoor space to unwind. Being on the second floor means fewer worries about noise and enhanced security. Situated in Glenbrook, this apartment is adjacent to a park and community center, enhancing the sense of community and providing green space for outdoor activities. The neighborhood is known for its friendly vibe



and accessibility. Public transportation options are readily available, making commuting straightforward and hassle-free. Local amenities, including shops, restaurants, and schools, are easily accessible, ensuring all amenities are close by. This apartment is ideal for those looking to live in a well-maintained, updated space within a vibrant community. Its thoughtful layout and prime location make it a fantastic choice for potential buyers looking for convenience and lifestyle close to all amenities . Call today to book your showing!

Built in 1968

Essential Information

MLS® #	A2132055
Price	\$299,900
Sold Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	201, 3522 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3R9

Amenities

Amenities	Park, Parking, Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Laminate Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 31st, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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