

\$699,900 - 4715 35 Avenue Sw, Calgary

MLS® #A2138533

\$699,900

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Sitting in the heart of Glenbrook is this immaculately maintained bungalow, loved by the same family over 40+ years. This wonderful home offers over 1600sq.ft of developed living space and sits on a great lot facing a greenspace. As you enter the home you are greeted by the living room w/original hardwood floors and a big picture window overlooking the front yard and park. Updated kitchen w/crisp white cabinets offers good storage w/nice window over the sink. Spacious primary bedroom is complete w/2 pc bathroom—a huge bonus. 2nd & 3rd bedrooms are well sized to use as bedrooms or an office. 4-pc bath was updated with bath fitter—cleaning and maintenance made easy. Partly developed basements offers a huge rec room, a flex room and plenty of storage. All the big ticket items have been crossed off the list in this home. Main floor windows replaced in 2004, 40yr shingles installed in 2007, high-efficient furnace in 2017 & H2O tank in 2022. Huge lot (52â€™™ x 120â€™™) with a South facing backyard is the perfect place to relax this summer w/a huge garden ready for a new green thumb. Oversized double garage will make the winter more fun—no more brushing off your car. Amazing location—quick walk to Glenbrook elementary plus numerous other schools in close proximity. Easy access to transit and main roadways plus all the shopping & all the amenities in West Hills! Pride of ownership is clear—you will not be disappointed!!



Built in 1963

Essential Information

MLS® #	A2138533
Price	\$699,900
Sold Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,095
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4715 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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