

\$715,000 - 3132 46 Street Sw, Calgary

MLS® #A2139111

\$715,000

4 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

Discover this beautifully renovated 1950's bungalow located in one of Calgary's most desirable inner-city neighbourhoods, Glenbrook. This charming home boasts over 910 square feet on the main level with an updated open concept floor plan that features huge windows, a dining room, living room, and a spacious, modern kitchen – ideal for hosting family and friends.

The main floor also includes a primary bedroom, a secondary bedroom, and a full bathroom. The beautifully finished basement offers additional living space with two generous bedrooms, a full bathroom, and a perfect family room complete with a wet bar and fireplace, making it the ideal spot for cozy movie nights.

Situated on a huge, tree-lined lot that's 115' deep, this home offers an exceptional backyard experience, including a rooftop garage patio perfect for entertaining. The welcoming front porch takes full advantage of the sunny west exposure, creating a perfect spot to relax and enjoy friendly neighbor walk-bys.

The property is completed by an oversized detached garage with ample room to set up a shop for all your family's toys. Don't miss the chance to own this perfect blend of modern amenities and classic charm in the heart of Glenbrook.



Built in 1959

Essential Information

MLS® #	A2139111
Price	\$715,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3132 46 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	French Door, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Landscaped, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	September 17th, 2024
Days on Market	96
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.