\$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.

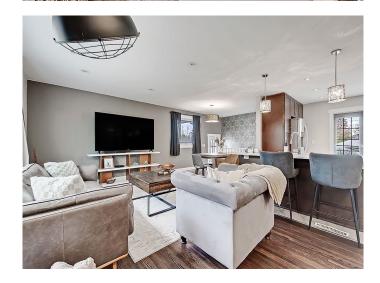
The main floor also includes a primary bedroom, a secondary bedroom, and a full bathroom. The beautifully finished basement offers additional living space with two generous bedrooms, a full bathroom, and a perfect family room complete with a wet bar and fireplace, making it the ideal spot for cozy movie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







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 Ga

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

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