

\$769,000 - 2728 49 Street Sw, Calgary

MLS® #A2140079

\$769,000

4 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

Meticulously updated and affectionately cared for, this charming bungalow exudes perfection, situated on one of the prettiest streets in Glenbrook. Step into the inviting living room adorned with a picturesque bay window and a warm gas fireplace, making it the epitome of coziness! Seamlessly connected to the living and dining areas, the kitchen boasts abundant counter and storage space, while French doors leading to the large, private deck create an ideal setting for relishing your backyard sanctuary. The primary bedroom is a haven unto itself, boasting an ensuite bathroom and private access to the deck, offering a serene spot for savouring your morning coffee. A recently renovated main floor 3-pc bathroom with heated floors and 2 additional bedrooms complete the main floor. Retaining its original hardwood floors and enhanced with modern accents, this residence harmoniously blends its timeless allure with contemporary conveniences. Venturing downstairs, the renovated lower level is bathed in natural light streaming through upgraded windows and includes an additional bedroom and a large 4-pc bathroom, alongside a family room graced by another gas fireplace. Noteworthy upgrades include a new roof installed in 2018, brand new sewer line in 2019 and the addition of A/C in 2020. This home comes equipped with a 2nd fridge & stove in the basement for added convenience. Outside, the expansive lovely, landscaped yard beckons with ample space for children to frolic, complemented by



an RV parking space within the fenced premises, a double garage and alley access. Experience the convenience of Glenbrook where residents enjoy effortless access to downtown and public transit, with highly rated schools, shopping and all amenities within walking distance.

Built in 1960

Essential Information

MLS® #	A2140079
Price	\$769,000
Sold Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2728 49 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3Y1

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, RV Access/Parking

Interior

Interior Features	Bar, French Door, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	June 22nd, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.