

3304 46 Street SW
Calgary, Alberta

MLS # A2288123



\$829,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Oversized, Parkade, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Wood Counters

Inclusions: N/A

Experience the perfect blend of style and peace of mind in this fully renovated Glenbrook gem. The open-concept main floor shines with new 2024 laminate flooring and a bright, functional kitchen featuring white cabinetry, butcher block counters, and a stone backsplash. Retreat to the primary suite with its own private 4-piece ensuite—a rare find! The fully finished basement offers massive versatility with two large bedrooms, a 4-piece bath, and a sprawling family room. The heavy lifting is done: Roof, Hardie board siding, windows, doors, electrical, and plumbing were all updated in 2019 (Furnace/HWT 2015). Outside, enjoy a private oasis with mature trees, a gas-line deck, an oversized double garage, and an extra parking pad. Steps from Glenbrook School, parks, and transit.