

**3117 49 Street SW**  
**Calgary, Alberta**

**MLS # A2229378**



## \$599,900

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Wet Bar		

**Inclusions:** Not applicable

\* SEE VIDEO \* Welcome to this beautifully renovated bungalow, perfectly located on a quiet, tree-lined street with incredible curb appeal. Step inside to a bright, open-concept layout featuring a spacious living room with a cozy corner fireplace and bay window, flowing seamlessly into the brand-new kitchen and dining area. The kitchen boasts custom cabinetry, quartz countertops with a waterfall edge, glass tile backsplash, and sleek stainless steel appliances. The large dining area is perfect for family meals or entertaining guests. Three bedrooms are located on the main floor, including a generous primary and two additional rooms, all sharing a stunning 4-piece bathroom with modern finishes. Downstairs, the fully finished basement offers a large rec room with a second fireplace, stylish wet bar, a spacious laundry room with a sink, and an oversized bedroom with dual closets. A beautiful 3-piece bathroom with a glass and tile shower and floating vanity, completes the lower level. The side entrance that goes directly up to the main floor or downstairs also allows for rental opportunities. Outside, enjoy the fully landscaped backyard with a large deck and great views, plus a double garage. This home has it all—style, comfort, and a fantastic location. Don't miss your chance to see it - book your showing before it's gone!