

3304 46 Street SW
Calgary, Alberta

MLS # A2288123



\$838,800

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized, Parkade		
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

Fully renovated bungalow in Glenbrook with 1600 sq ft of developed space. This 4 bedroom, 3 bathroom home offers a functional open layout with laminate flooring updated in 2024 throughout the main level. The main floor features two bedrooms including the primary with a 3 piece ensuite. The kitchen overlooks the backyard and includes white cabinetry, stone backsplash, butcher block countertops and updated appliances. The fully finished basement adds two additional bedrooms, a spacious family room and a 4 piece bathroom, providing ideal separation for guests, teens or a home office. Extensive 2019 upgrades include roof, Hardie board siding, soffits, eaves, windows, doors, electrical, plumbing, furnace, hot water tank, fixtures, fencing and deck. The rear yard features mature trees, a deck with natural gas BBQ line, an oversized double garage and an additional rear parking pad. Walking distance to Glenbrook School, Glenbrook Community Centre, parks, shopping and transit.