

4615 30 Avenue SW
Calgary, Alberta

MLS # A2201405



\$799,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	Refrigerator (basement), Electric Stove (basement)		

Located on a 50x115' R-CG corner lot on a quiet street in the family friendly community of Glenbrook lies this renovated and upgraded 5 bedroom family home with a 2 bedroom illegal suite, separate back entryway, and endless improvements and renovations. Live worry-free knowing that your home has been meticulously maintained with many of the old components already upgraded for you including a new high efficiency furnace (2023), newer windows, newer hot water tank, a new 100 amp electrical panel in the garage with a new service line to the house, a new water line into the house (2021), and a brand new sewer line (2021). The major utilities and systems have been upgraded to protect against any future large, unexpected expenditures. As you walk up the front steps to this home, you experience the beautiful curb appeal with garden boxes flanking the front door, and large mature trees in your front yard. The entryway spills into your open concept living space that features original solid oak hardwood floors, updated pot-lights, tasteful paint colors, and large windows flooding the living space with natural light. The kitchen has been tastefully updated with contemporary cabinetry, stainless steel appliances including a gas stove, a large kitchen island with extra storage, and attractive floating shelves. The dining room provides ample space for entertaining, and comes complete with smart built-in cabinetry which makes for the perfect coffee bar and wine storage. From the dining room, step outside through your newer double patio doors and into your unmatched backyard oasis. Featuring a newer multi-tiered, 750 square foot composite deck with built in lighting, bespoke black handrails, stylish privacy fencing, and a pergola, this deck boasts room for your BBQ/smoker, sectional coach, and outdoor dining space, perfect for hosting parties and dinners through the

summer months. The primary bedroom features a built-in closet storage system, room for a king bed, and a large south window for great natural light. The main bathroom has been fully gutted and includes updated cabinetry and floating shelving, all new tile, a new tub/shower, and a beautiful designer sink. The main floor is completed by two more generously sized bedrooms with newer windows. The lower level has its own separate back entryway and boasts a two bedroom illegal suite with a full 4 piece bathroom and a spacious kitchen with white shaker cabinetry, shared laundry, and ample storage. This well-maintained corner lot home features numerous upgrades and an oversized single garage. Glenbrook provides easy walking access to multiple schooling options including Public, Montessori, French immersion, and Spanish bilingual. Enjoy access to all amenities, the ring road, and experience a quick commute downtown in this wonderful inner-city home.