

3328 44 Street SW
Calgary, Alberta

MLS # A2206486



\$750,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: table saw, radial arm saw

Charming Bungalow in Glenbrook & Prime Location with Incredible Potential! Situated in the highly sought-after community of Glenbrook, this beautifully maintained bungalow sits on a spacious 50' x 115' lot (R-CG zoned) offering exceptional future potential. With 928 sq. ft. plus a fully developed basement (total of 1680 sq ft developed), this home features 3 bedrooms, 2 bathrooms, and 2 cozy fireplaces (1 wood-burning and 1 gas, wired to a thermostat for convenience). Inside, you'll find charming hardwood floors and a warm, inviting layout. The fully finished basement is a standout, complete with a gas fireplace, 3rd bedroom, 3-piece bathroom, and ample living space. With a separate entrance, this level could be easily suited to generate rental income.

The beautifully landscaped yard is a true oasis, featuring a large deck, outdoor BBQ c/w gas, patio, and storage shed. The detached garage is currently used as a workshop with 220 wiring but can be easily converted back to a garage if desired. Minutes away from a variety of amenities such as schools, shopping, grocery, restaurants, parks, bus stop and LRT, makes this an ideal community to call home. Lovingly cared for by the same owners since 1992, this home is located in an area experiencing active redevelopment, making it a smart choice for homeowners and investors alike. Don't miss out - this is a must-see!