

\$700,000 - 3128 - 49 Street Sw, Calgary

MLS® #A2222541

\$700,000

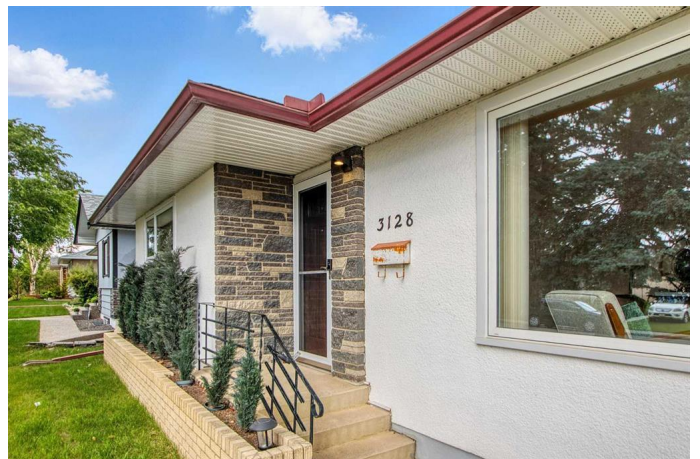
3 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

**** AMAZING location** – walk to green space parks & paths, several schools & churches, Optimist Athletic Centre & Park, local shopping & eateries, regional shopping and so much more! Great access to downtown Calgary & to the major traffic arteries in all directions. ******

LARGE 50 ft x115 ft lot on a very quiet desirable street with a good sized, fenced private backyard, a **DOUBLE detached HEATED garage** – **PLUS** extra RV parking and a **STORAGE shed**. **** THE MAIN Floor** – has a bright and airy formal living room / dining room, a nice size kitchen with full compliment of appliances (ideal setup for the open-concept kitchen & great room). The primary bedroom is a good size with **DOUBLE** closets. The second bedroom is also a nice size with ample closet space. **PLUS**, a full main floor bathroom. **** THE LOWER Level** – is a very open concept space, with huge family room, kitchen & eating area, a **THIRD** bedroom and a **FULL** bathroom. The laundry room is separate and can easily be shared with both up & down. **NOTE:** the owner did not fully permit the lower-level development but had it completed to create some added income (this could be properly permitted – **PERMIT Masters**) **** UPGRADED** features & mechanicals in recent years. **** THE GARAGE** – is insulated, boarded and heated – **GREAT** shop and or hobby space. **** CALL** – your favorite Real Estate Agent to check-it-out --OR-- come by our **OPEN Houses** – Saturday & Sunday July 5th from



1:30 pm -to- 4:00 pm. *** DONâ€™T miss this one â€“ come by to CHECK-it-OUT!!!

Built in 1961

Essential Information

MLS® #	A2222541
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3128 - 49 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3Y2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	(SR0

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.