

# \$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** â€“ 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** â€“ **PLUS** extra RV parking and a **STORAGE shed**. **\*\* THE MAIN Floor** â€“ 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** â€“ 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 â€“ **PERMIT Masters**) **\*\* UPGRADED** features & mechanicals in recent years. **\*\* THE GARAGE** â€“ is insulated, boarded and heated â€“ **GREAT** shop and or hobby space. **\*\* CALL** â€“ your favorite Real Estate Agent to check-it-out --OR-- come by our **OPEN Houses** â€“ Saturday & Sunday July 5th from



1:30 pm -to- 4:00 pm. \*\*\* DONâ€™T miss this  
one â€“ come by to CHECK-it-OUT!!! ---  
OFFERS to be presented on Monday evening!

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	2
Zoning	(SR0

## Listing Details

Listing Office	Real Broker
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