

# \$599,900 - 3117 49 Street Sw, Calgary

MLS® #A2229378

**\$599,900**

4 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

\* SEE VIDEO \* Welcome to this beautifully renovated bungalow, perfectly located on a quiet, tree-lined street with incredible curb appeal. Step inside to a bright, open-concept layout featuring a spacious living room with a cozy corner fireplace and bay window, flowing seamlessly into the brand-new kitchen and dining area.

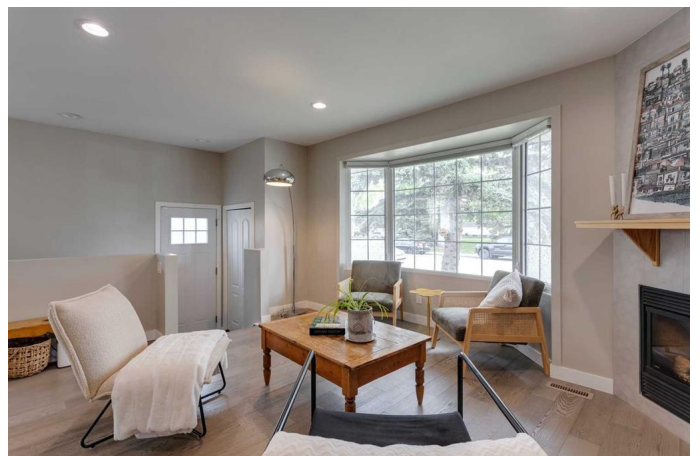
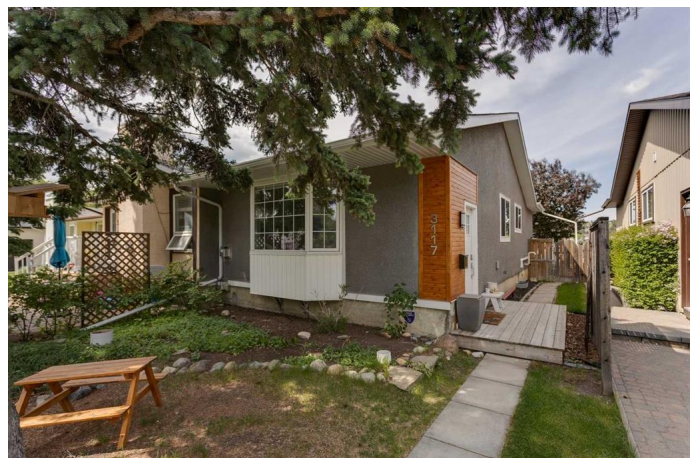
The kitchen boasts custom cabinetry, quartz countertops with a waterfall edge, glass tile backsplash, and sleek stainless steel appliances. The large dining area is perfect for family meals or entertaining guests.

Three bedrooms are located on the main floor, including a generous primary and two additional rooms, all sharing a stunning 4-piece bathroom with modern finishes.

Downstairs, the fully finished basement offers a large rec room with a second fireplace, stylish wet bar, a spacious laundry room with a sink, and an oversized bedroom with dual closets. A beautiful 3-piece bathroom with a glass and tile shower and floating vanity, completes the lower level. The side entrance that goes directly up to the main floor or downstairs also allows for rental opportunities.

Outside, enjoy the fully landscaped backyard with a large deck and great views, plus a double garage. This home has it all—style, comfort, and a fantastic location. Don't miss your chance to see it - book your showing before it's gone!

Built in 1979



## Essential Information

MLS® #	A2229378
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	3117 49 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6P8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.