

**2820 49 Street SW  
Calgary, Alberta****MLS # A2231838****\$885,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Incredible Curb Appeal | Oversized Lot | 4-Car Enclosed Parking | Fully Renovated Bungalow in Glenbrook! Welcome to this absolutely stunning, fully renovated bungalow in the heart of Glenbrook! Situated on an oversized lot with both an attached tandem double garage AND a detached heated double garage, this home offers exceptional space, thoughtful design, and serious style—inside and out! Step inside and fall in love with the bright, open-concept main floor, flooded with natural light from large windows throughout. The contemporary kitchen is a total showstopper, featuring gorgeous quartz countertops, a massive centre island, endless storage with custom drawers and cupboards, and a dedicated coffee station that’s perfect for busy mornings! The refinished hardwood floors, newer windows, trim and doors, upgraded insulation, and tasteful finishings create a warm, welcoming feel throughout. The gorgeous ensuite bathroom features in-floor heating—such a nice touch for Calgary winters! The smartly designed back entry is ideal for family living, with oversized closets to neatly store coats, boots, and backpacks for every season. The spacious primary bedroom includes custom built-in wardrobes, while a second bedroom and beautifully updated main bath complete the upper level. Downstairs, you'll find a full laundry room, another full bathroom, storage, and a large rec room—or an optional third bedroom—plus direct access to the heated attached garage. The entire home was thoughtfully renovated from top to bottom, including appliances, upgraded insulation throughout, a Navien on-demand hot water system, and quality finishes in every room! The backyard is EXCEPTIONAL! Enjoy a composite deck, lush lawn, beautiful landscaping, a stone firepit area, and underground irrigation to keep everything green and gorgeous.

Whether you're hosting friends or relaxing with family, this yard is built for enjoyment. Located almost directly across from Calgary Christian School and just a few blocks from Glenbrook School, Optimist Park, and Turtle Hill, this home is perfectly positioned for active families. You'll love the tree-lined street, the easy access to parks and pathways, and the unbeatable location just 10 minutes to downtown and steps to the West LRT, shopping, and amenities! Don't miss your chance to own this one-of-a-kind property — book your showing today!