



4819 30 Avenue SW
Calgary, Alberta

MLS # A2301174



\$789,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,029 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

OPEN HOUSE: Saturday, May 9 - 2:00pm to 4:00pm. Welcome to this beautifully and completely renovated home, ideally situated on a corner lot on a great street in the heart of Glenbrook. This property has undergone an extensive transformation, thoughtfully updated throughout with both quality and longevity in mind. Nearly every aspect has been addressed, creating a home that feels fresh, cohesive, and move-in ready. The renovation includes a new kitchen (2021) with stainless steel appliances, updated flooring throughout (excluding the utility room), upgraded plumbing, and updated electrical wiring and fixtures. The home has also been improved with new windows (2020, with a few exceptions), soffits (2019), enhanced insulation including R60 in the roof and exterior wall insulation, as well as sound attenuation insulation in the upper level for added comfort. Additional upgrades include a tankless hot water system (2019), newer washer and dryer, dishwasher (2021), microwave (2021), fridge (2019), and a new induction stove (2025). The roof was replaced in 2020, providing further peace of mind. The functional 3-level split layout offers over 1,500 sq ft of living space with three bedrooms up and a comfortable lower-level family room, making it well suited for families or those looking for flexible living space. The exterior has also been enhanced with an extended deck, creating a great space to enjoy the large south-facing backyard. Set on a 6,000+ sq ft lot with double detached garage, this property offers both immediate enjoyment and long-term value in a highly desirable, established community close to schools, amenities, and transit. A fantastic opportunity to own a turn-key home in Glenbrook.