



GRASSROOTS

REALTY GROUP

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**3132 48 Street SW
Calgary, Alberta**

MLS # A2311528



\$695,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: none

Located on one of the most desirable streets in Glenbrook, this solid-built spacious bungalow offers an incredible opportunity for a growing family to enjoy today while appreciating the future potential it holds. Situated on a desirable 50 x 115 lot, this property also presents an exceptional opportunity for future redevelopment in a prime location. Move-in ready and meticulously maintained over the years, the home blends timeless character with endless possibilities to modernize and create a stunning mid-century inspired contemporary space. Hardwood flooring lies beneath the carpet in the living areas, while the bedrooms already showcase exposed hardwood in excellent condition. Many original features remain exceptionally preserved, reflecting the pride of ownership throughout. The main living area features, a striking stacked stone wood-burning fireplace, newer vinyl windows, new exterior doors, and three spacious bedrooms. The kitchen offers a compact and efficient layout with a cozy breakfast nook and double sinks overlooking the massive mature backyard. The expansive L-shaped living and dining rooms provide the perfect setting for large family gatherings and entertaining. Original crystal dining and hallway light fixtures remain in place, adding warmth, charm, and authentic character to the home. The lower level is full of usable space and vintage appeal, featuring a huge family room built-ins, a cold storage room, laundry area, office space, a 3-piece bathroom with stand-alone shower, and a fourth bedroom with non-egress windows. Step outside and discover an incredible private outdoor living space complete with an impressive 39 x 16-foot deck, fruit trees, garden area, and full fencing for added privacy. The double garage includes a workbench and high rafters offering excellent additional storage. Important updates over the years include

shingles, furnace, windows, doors, and deck. Whether you choose to bring your vision and transform this home into a modern masterpiece or simply love and preserve its original charm, this is a rare opportunity in a highly sought-after Glenbrook location.