



**4 Glenbrook Villas SW
Calgary, Alberta**

MLS # A2317349



\$435,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,307 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tile Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained townhome in the highly sought-after community of Glenbrook , offering the perfect combination of comfort, convenience, and low-maintenance living. Thoughtfully updated and filled with natural light, this home features an inviting open-concept layout designed for both everyday living and entertaining. The main floor boasts soaring ceilings, large windows, and durable flooring, creating a bright and airy atmosphere throughout. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with countertops, stainless steel appliances, ample cabinetry, and a sunny dining nook overlooking the community. Upstairs, the generous primary bedroom features a walk-in closet, while the versatile loft area provides the perfect space for a home office, reading lounge, or fitness area. The fully developed lower level offers additional flexibility with a recreation room, hobby space, or private office to suit your lifestyle needs. Recent updates provide peace of mind, including brand-new triple-pane windows (2025), Newer Appliances, designer paint, and other thoughtful improvements throughout. Enjoy your private outdoor space, ideal for relaxing or summer barbecues, along with the convenience of an attached garage and additional visitor parking nearby. Located in the heart of Glenbrook, this home is just steps from schools, parks, walking paths, and Optimist Athletic Park, while being only minutes from Signal Hill Centre, Westhills Shopping Centre, restaurants, transit, and downtown Calgary. Whether you're a first-time buyer, professional, downsizer, or investor, this move-in-ready home offers exceptional value in one of Calgary's most convenient southwest communities.