



3136 46 Street SW
Calgary, Alberta

MLS # A2320379



\$665,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Separate Entrance, Storage		

Inclusions: none, all appliances "as is".

OPEN HOUSE SUNDAY, JUNE 14, 1-3pm. Opportunity knocks in the heart of Glenbrook! Situated on a quiet, tree-lined street, this charming original bungalow offers endless potential for homeowners, investors, and developers alike. With 900+ square feet of living space, 2 bedrooms, 1 bathroom, and a single detached garage, this is the kind of property that invites you to imagine what's next. Move in and enjoy its classic character, renovate to suit your style, or take advantage of the sought-after R-CG zoning. With the potential to add a legal basement suite (subject to approval and permitting by the city/municipality) or redevelop the lot, this property offers flexibility for today's buyer and long-term value for the future. The functional main floor provides a bright and comfortable layout, while the generous lot creates plenty of opportunity to expand, enhance, or reimagine the space entirely. Outside, you'll appreciate the established neighbourhood setting with mature trees and quiet location. Perfectly positioned, you're just steps from parks and schools, with the 45 Street LRT Station within walking distance, making commuting downtown or across the city a breeze. Shopping, recreation, and everyday amenities are all close at hand, adding to the appeal of this well-connected southwest Calgary community. Whether you're searching for your first home, your next investment property, or the perfect site to build your dream project, this Glenbrook gem is packed with potential and ready for its next chapter. All appliances are working but are "AS IS" as the seller isn't living there.