



GRASSROOTS
REALTY GROUP

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3127 44 Street SW
Calgary, Alberta

MLS # A2330022



\$879,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

** Please click on "Videos" for tour of property ** Amazing 2 storey attached home with WEST facing back yard on a whisper quiet street in very desirable Glenbrook! Stunning features include: 3 bedrooms, 2.5 bathrooms, almost 1800 sq feet, unspoiled basement with roughed in plumbing/9 ft ceilings/2 windows, large deck, 10 ft ceilings on main floor & 9 ft ceilings on upper floor, cozy gas fireplace, large deck & patio area, stucco privacy wall, ice cold A/C, upper laundry and much more! Location is outstanding - super quiet street in the heart of Glenbrook, close to all schools & amenities, minutes to downtown and easy access to all major routes! Owner keeps this home in immaculate shape - total pride in ownership and move-in ready!