Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

5001 30 Avenue SW
Calgary, Alberta

MLS # A2284644

$649,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	936 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Lov		

Heating:	In Floor	**Water:**	-
Floors:	Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bidet, Breakfast Bar, Closet Organizers, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Steam Room

Inclusions: Screen, projector, all electronics associated with the home theatre, 2 couches in media room

OPEN HOUSE SATURDAY APRIL 25TH FROM 2-4PM!! Welcome to the serene community of Glenbrook, where an ideal location in the very desirable “West Side” of Calgary, a small town feel with amazing walkability to all amenities, and numerous parks, playgrounds and schools combine to create a perfect area for all stages of life. This charming character home is situated on a large lot adorned with beautiful, mature trees and has been fully renovated to offer new home living in a well-established community. As you enter this welcoming home, you are greeted with a modern, open floor plan and lots of natural light. The spacious ‘chef’s kitchen’ features stainless steel appliances, numerous full-height, solid wood cabinets and granite countertops and is open to the cozy living room and optional dining area. The main-floor primary suite boasts ‘his and hers’ closets and a spa-like ensuite with a steam shower. The fully developed lower level offers two additional bedrooms, a full bathroom with an air jetted soaker tub and a fantastic media room with theatre seating. Outside, a large front porch with built-in chair rail, a concrete paver rear patio with room for lounging and dining, custom planters and storage benches, pressure-treated wood fences and gates, and an artificial turf lawn provide numerous options for outdoor enjoyment with minimal upkeep. The ‘crown jewel’ of this home is the newly built, heated, oversized double detached garage, which boasts epoxy flooring, ten-foot ceilings and attic storage trusses. Heated floors throughout, a new roof, Smart Home features, central air conditioning, all new electrical, new stucco and underground sprinklers are just a few of the fantastic upgrades found throughout this property.

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