

**3707 Glenbrook Drive SW  
Calgary, Alberta**

**MLS # A2293969**



## \$729,900

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub		

**Inclusions:** N/A

Opportunities like this don't come often. Welcome to this charming 1960's bungalow located in the highly desirable inner-city community of Glenbrook, featuring the highly coveted H-GO zoning which allows for increased density and additional lot coverage.. Situated on a quiet cul-de-sac, this property offers exceptional potential for homeowners, investors, or future redevelopment. The main floor boasts over 1050 sq. ft. of meticulously maintained living space, complete with original hardwood flooring and updated vinyl in the bright, functional kitchen. Fresh, neutral paint throughout creates a clean and inviting atmosphere. The spacious living room is filled with natural light from large windows and flows seamlessly into the kitchen and cozy breakfast nook. This home offers three generously sized bedrooms, including a large primary, making it ideal for families. The developed basement provides additional living space with a large recreation area and a 3-piece bathroom (shower currently removed), offering flexibility for future customization. Enjoy the private, flat backyard—perfect for outdoor living—with an oversized single garage for added convenience. Ideally located within walking distance to Glenbrook Elementary and the community centre, plus a nearby playground just steps away for the kids. With quick access to transit, Sarcee Trail, and all the amenities, shops, and restaurants of Signal Hill, this location truly can't be beat. Downtown Calgary is only a 15-minute drive. A fantastic opportunity in a prime location—don't miss out!