

# \$750,000 - 3328 44 Street Sw, Calgary

MLS® #A2206486

## \$750,000

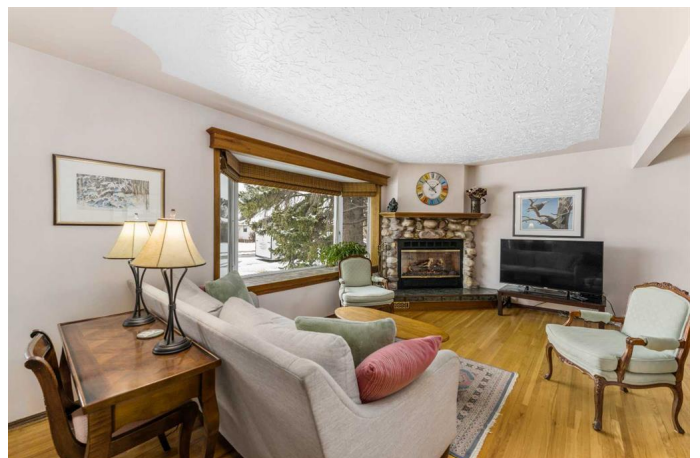
3 Bedroom, 2.00 Bathroom, 928 sqft  
Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

Charming Bungalow in Glenbrook â€” Prime Location with Incredible Potential! Situated in the highly sought-after community of Glenbrook, this beautifully maintained bungalow sits on a spacious 50' x 115' lot (R-CG zoned)â€”offering exceptional future potential. With 928 sq. ft. plus a fully developed basement ( total of 1680 sq ft developed), this home features 3 bedrooms, 2 bathrooms, and 2 cozy fireplaces (1 wood-burning and 1 gas, wired to a thermostat for convenience). Inside, you'll find charming hardwood floors and a warm, inviting layout. The fully finished basement is a standout, complete with a gas fireplace, 3rd bedroom, 3-piece bathroom, and ample living space. With a separate entrance, this level could be easily suited to generate rental income.

The beautifully landscaped yard is a true oasis, featuring a large deck, outdoor BBQ c/w gas, patio, and storage shed. The detached garage is currently used as a workshop with 220 wiring but can be easily converted back to a garage if desired.

Minutes away from a variety of amenities such as schools, shopping, grocery, restaurants, parks, bus stop and LRT, makes this an ideal community to call home. Lovingly cared for by the same owners since 1992, this home is located in an area experiencing active redevelopment, making it a smart choice for



homeowners and investors alike.

Don't miss out - this is a must-see!

Built in 1958

### Essential Information

MLS® #	A2206486
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3328 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3R8

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Outdoor Grill, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks, Sloped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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