\$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 – 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)—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, Refrigerator, Washer/Dryer, Window

Coverings, Range

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Wood Burning, Recreation Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Outdoor Grill

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot,

See Remarks, Street Lighting, Sloped

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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