

# \$880,000 - 3140 46 Street Sw, Calgary

MLS® #A2184123

**\$880,000**

4 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

This exceptional 1340 sqft bungalow has been expertly renovated, a fine blend of modern finishes and timeless charm. Situated in the highly sought-after Glenbrook community, this 4-bedroom, 3-bathroom home is a true standout, meticulously upgraded throughout. As you step inside you'll be greeted by gleaming hardwood and slate floors that flow seamlessly from room to room. The open-concept design creates a welcoming atmosphere, highlighted by a spacious formal dining room that leads into the gourmet chef's kitchen. Featuring custom maple cabinetry, a large central island with a breakfast bar and top-of-the-line appliances including a gas range. The adjacent great room is bathed in natural light from expansive windows and boasts a cozy gas fireplace creating the perfect setting for relaxation and entertaining.

The primary suite is spacious and includes a 4-piece ensuite and a walk-in closet. The second bedroom, currently used as a home office, is generously sized and versatile. The lower level provides even more living space with a large family room featuring a stunning wood-burning stove a separate area perfect for a rec room or home gym & two spacious bedrooms. A well-appointed 3-piece bathroom with a tiled shower and a laundry area complete this level. With a bit of work the basement could be made into an excellent 2 bedroom secondary suite. A secondary suite would be subject to approval and permitting by



the city/municipality.

Outside, the landscaped backyard is an entertainerâ€™s paradise. Enjoy summer nights on the two-tiered deck complete with a firepit area, flagstone pathways and space for raised garden beds. The fully fenced yard offers secure RV parking with convenient back lane access, making it ideal for adventurers and outdoor enthusiasts. The homeâ€™s curb appeal is equally impressive, with a sophisticated stone facade, stucco siding, aluminum soffits and fascia, and stamped concrete pathwaysâ€”all enhancing the homeâ€™s premium aesthetic.

For those with a need for storage or a workshop, the oversized heated triple detached garage provides ample space.

Situated in a vibrant and family-friendly neighborhood, this home is just blocks away from top-rated schools, parks, and the shopping and dining hubs along Richmond Road and at Signal Hill/West Hills Shopping Centre. Commuting downtown is a breeze with only an 9-minute drive, a 7km bike ride, or 31 minutes by transit. Glenbrook is renowned for its community spirit and convenient amenities, including easy access to the CTrain, grocery stores, and local shops.

This stunning home offers the perfect combination of style, function, and locationâ€”don't miss the chance to make it yours!

Built in 1959

## Essential Information

MLS® #	A2184123
Price	\$880,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,330
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3140 46 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W8

### Amenities

Parking Spaces	5
Parking	Heated Garage, Insulated, See Remarks, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer, Gas Range
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low

	Maintenance Landscape, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	163
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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