



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3739 GLENBROOK Drive, Calgary T3E 4L8**

MLS® #: **A2107993**

Area: **Glenbrook**

Listing Date: **02/20/24**

List Price: **\$760,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,106**

Low Sqft:

Ttl Sqft: **1,106**

Lot Information

Lot Sz Ar: **5,844 sqft**

Lot Shape:

DOM

**89**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Rectangular Lot**

Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Storage**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Stove(s)**  
Int Feat: **Kitchen Island,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 14`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`0"</b>	<b>Den</b>	<b>Main</b>	<b>9`6" x 9`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 1`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`7"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>11`3" x 9`1"</b>	<b>Living Room</b>	<b>Lower</b>	<b>17`5" x 9`4"</b>

Dinette	Lower	12`0" x 8`0"	Den	Lower	9`3" x 8`0"
Office	Lower	10`10" x 7`4"	Laundry	Lower	6`0" x 4`8"
3pc Bathroom	Lower	10`11" x 5`11"	Furnace/Utility Room	Lower	7`10" x 5`5"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		867JK			
Remarks					
Pub Rmks:		SOLID BRICK BUNGALOW!! IN A CUL-DE-SAC NEXT TO A PLAY GROUND.The home upstairs will be vacant at the end of this month April 30. THE HOME FEATURES VAULTED CEILINGS IN THE MAIN AREAS OF THE HOME. GALLEY STYLE KITCHEN, BACK AREA CONVERTED TO A DEN/LAUNDRY WITH ACCESS TO A LARGE DECK. THE LOWER LEVEL IS SUITED (ILLEGAL) WITH LARGE FAMILY ROOM, KITCHENETTE WITH ISLAND AND A 2 ROOMS, DEN, OFFICE, PLUS 3 PCE BATH. THE ELECTRIC PANEL IS 100 AMP AND THE FURNACE IS A GOODMAN AND (2018 HOT WATER TANK) THE SHINGLES ARE APPROX 10 YRS OLD. THE GARAGE IS A SINGLE WITH ADDITIONAL PARKING ON THE SOUTH SIDE OF THE YARD. WELL LOCATED STEPS TO A PLAYGROUND AND CLOSE TO CO-OP, TRANSIT, NEAR RICHMOND ROAD. LOWER IS \$1225 LEASE ENDS JUNE 2024, OWNER PAYS ALL UTILITIES AND THIS IS AVERAGING \$438. MONTHLY.			
Inclusions:		NONE			
Property Listed By:		RE/MAX Real Estate (Central)			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





