



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 GLENPATRICK Drive, Calgary T3E 4L6**

MLS® #: **A2114392**

Area: **Glenbrook**

Listing Date: **03/20/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1960**

Lot Information

Lot Sz Ar: **5,500 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **912**  
Low Sqft:  
Ttl Sqft: **912**

DOM

**60**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **Recessed Lighting,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`8"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`9" x 10`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`3" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 9`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`11"</b>

4pc Bathroom	Basement	8`0" x 7`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-C1</b>	
Legal Desc:	<b>5093HR</b>		Remarks
Pub Rmks:	<b>4 Bedrooms + 2 Bathrooms   UPDATED Basement   Embrace the potential of this 4 bedroom, 2 bathroom bungalow in the sought-after community of Glenbrook. This home presents a unique opportunity for those with a vision to shape and customize the space to their liking. This home offers an opportunity for an investor, or an individual looking to add some sweat equity with some value add renovations on the main level. With an UDPDATED basement, abundant sunlight in the backyard, and proximity to amenities, this property is ready for your creative design. The main level offers a large living, and large dining space. The spacious kitchen boasts ample cabinetry, and the window overlooks to your backyard, which lets in plenty of sunlight! 2 bedrooms and a full bathroom complete the upper level. A separate entrance leads to your UPDATED basement, which features NEWER carpet, baseboards, windows, doors, closets, light fixtures, and a RENOVATED bathroom! An additional 2 bedrooms complete the basement. The backyard features a pool, and the garage provides additional parking space. Nearby Glenbrook School, and shopping plaza's. Call your Realtor now to view!</b>		
Inclusions:	n/a		
Property Listed By:	<b>URBAN-REALTY.ca</b>		

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











