



THE
A-TEAM

**RE/MAX
FIRST**

4711 29 Avenue, Calgary T3E 0S8

MLS®#: **A2156242** Area: **Glenbrook** Listing **08/12/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$54k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1959** Abv Sqft: **1,337**
Lot Information Low Sqft:
 Lot Sz Ar: **5,998 sqft** Ttl Sqft: **1,337**
 Lot Shape: **50'x120**

DOM

37
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 12`10"	Kitchen	Main	11`0" x 10`5"
Breakfast Nook	Main	10`5" x 9`9"	Bedroom - Primary	Main	14`4" x 12`2"
Bedroom	Main	12`3" x 10`7"	Bedroom	Main	10`1" x 8`2"
4pc Ensuite bath	Main	9`9" x 5`10"	5pc Bathroom	Main	10`1" x 6`9"
Family Room	Basement	30`2" x 15`4"	Bedroom	Basement	13`5" x 10`9"
Other	Basement	14`3" x 4`0"	Laundry	Basement	10`9" x 9`9"

3pc Bathroom

Basement

10`9" x 6`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2736HS

Zoning:

R-C1

Remarks

Pub Rmks:

Welcome to this stunning residence nestled in the coveted inner-city neighborhood of Glenbrook. This beautifully renovated bungalow boasts nearly 2500 sq.ft of living space across two levels, embodying the epitome of contemporary living. The upscale open-concept kitchen features a 36" professional gas range, a quartz-topped island, and seamlessly flows out to the elevated front porch equipped with a BBQ hookup. Three main floor bedrooms include a generously sized primary suite with a luxurious ensuite and a walk-in closet. The fully developed basement offers a spacious family room with a bar, a fourth bedroom, a third full bathroom, and a separate laundry room. The south-facing private backyard showcases an additional large deck with a BBQ hookup, an oversized double detached garage and ample space for boat or RV parking. Meticulously renovated with plenty of storage and high-end finishes, this home is ideally situated near a wealth of amenities, the LRT, top-notch schools, parks, and just a short 15-minute commute to downtown.

Inclusions:

N/A

Property Listed By:

CIR Realty

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