



THE
A-TEAM

**RE/MAX
FIRST**

4516 30 Avenue, Calgary T3E0T8

MLS®#: **A2162567**

Area: **Glenbrook**

Listing Date: **09/12/24**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**
Lot Information
Lot Sz Ar: **5,952 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **979**
Low Sqft:
Ttl Sqft: **979**

DOM

7
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot,Treed**

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,Kitchen Island,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`6" x 9`9"	Kitchen	Main	12`4" x 9`11"
Living Room	Main	25`10" x 12`6"	4pc Bathroom	Second	7`3" x 7`0"
Bedroom	Second	8`6" x 11`1"	Bedroom - Primary	Second	12`0" x 12`5"
2pc Bathroom	Lower	3`10" x 4`5"	Bedroom	Lower	8`0" x 12`8"
Bedroom	Lower	11`7" x 12`2"	3pc Bathroom	Basement	11`10" x 4`8"
Laundry	Basement	6`7" x 9`6"	Game Room	Basement	21`1" x 21`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2736HS

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY SEPTEMBER 14 1:00-4:00 & SUNDAY SEPTEMBER 15 2:00-4:00!!! Welcome to this beautifully updated 4-level split home, a true gem in the well-established and safe community of Glenbrook. Step into the bright and inviting main floor, featuring an open-concept living and dining area with durable oak hardwood floors. The dining room extends seamlessly to a large deck, complete with glass railings, offering views of the beautiful and mature backyard. A modern kitchen boasts maple cabinets, granite countertops, large central island that features a breakfast bar, and a full range of stainless steel appliances. The upper level offers 2 generously sized bedrooms and a completely remodeled 4 piece bathroom. On the lower level you'll find 2 more spacious bedrooms, along with a 2 piece bath, and additional walk-out access to the stunning backyard. The basement is fully finished, offering a large rec room, perfect for entertaining or a guest area, a laundry room, and an additional 3 piece bath. The oversized detached double garage is equipped with a garage heater for those ultra cold Calgary winters, making your mornings a breeze. This move-in-ready home is situated on a quiet street, and is close to major roadways, shopping centers & just a short commute downtown. This is truly a must-see home!

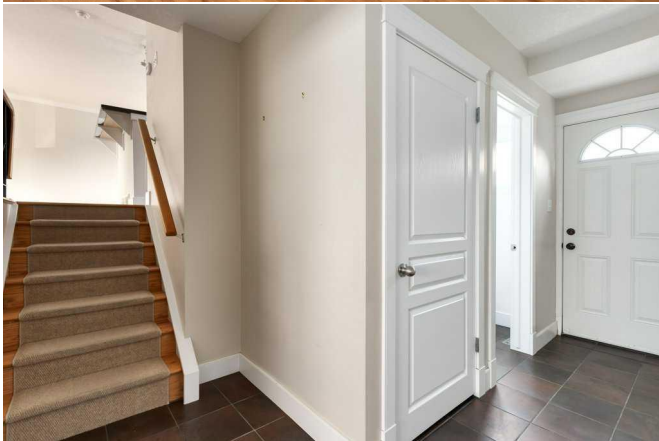
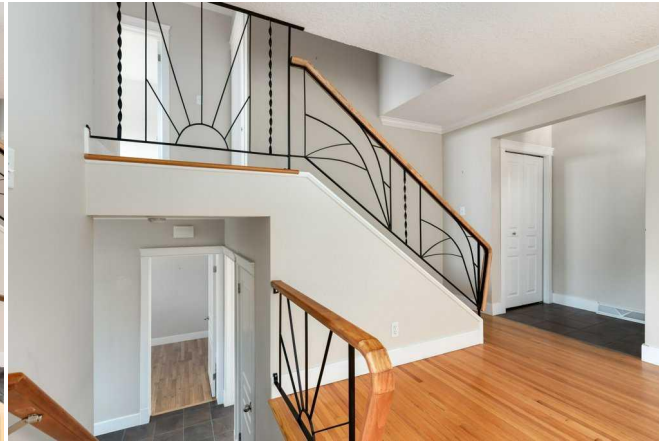
Inclusions:
Property Listed By:

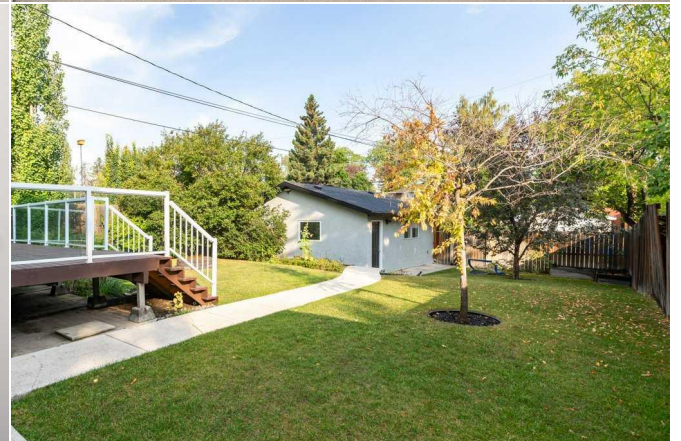
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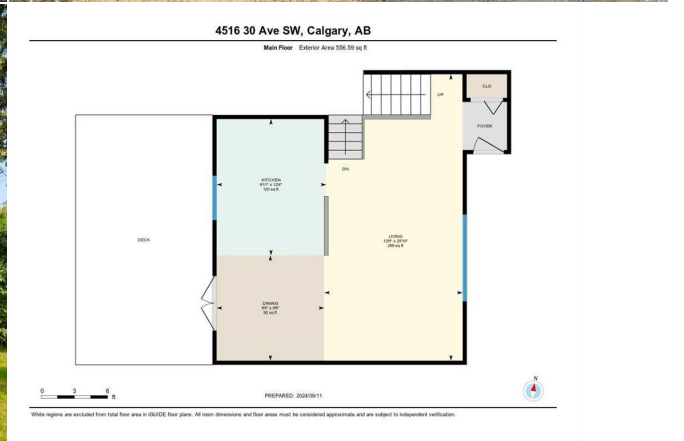
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











4516 30 Ave SW, Calgary, AB

2nd Floor Exterior Area 423.22 sq ft



PREPARED: 2024/09/11

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4516 30 Ave SW, Calgary, AB

Lower Floor (Below Grade) Exterior Area 383.65 sq ft



PREPARED: 2024/09/11

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4516 30 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 537.89 sq ft



PREPARED: 2024/09/11

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