

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

MLS® #A2229195

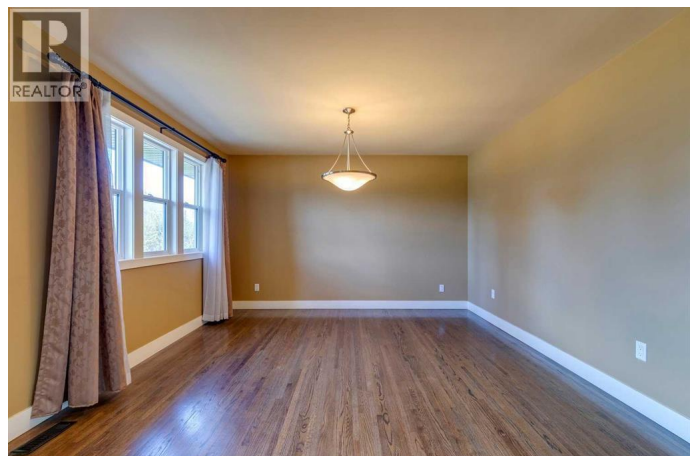
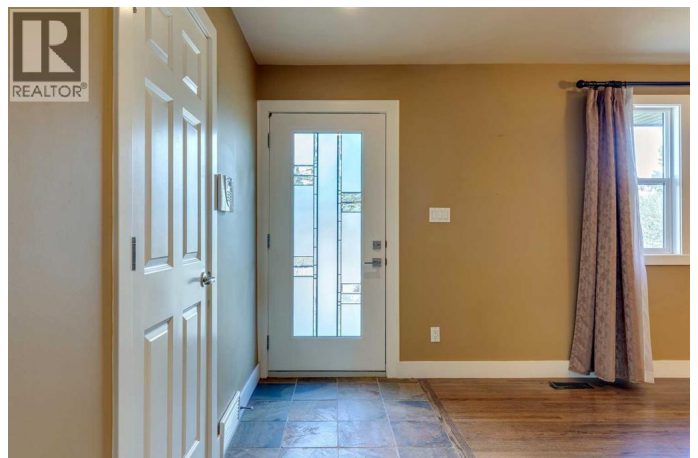
\$880,000

4 Bedroom, 3.00 Bathroom, 1,330 sqft

Single Family 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! (id:6289)

Built in 1959

Essential Information

Listing #	A2229195
Price	\$880,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,330
Acres	0.13
Year Built	1959
Type	Single Family
Sub-Type	Freehold

Style Bungalow

Community Information

Address 3140 46 Street Sw
Subdivision Glenbrook
City Calgary
Province Alberta
Postal Code T3E3W8

Amenities

Amenities Park, Playground, Schools, Shopping
Features Back lane, PVC window, Closet Organizers
Parking Spaces 5
Parking Detached Garage, Garage, Heated Garage, See Remarks
of Garages 4

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Freezer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating Natural gas, Wood Other, Forced air
Cooling None
Fireplace Yes
of Fireplaces 2
of Stories 1
Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Garden Area, Landscaped
Construction Wood frame
Foundation Poured Concrete, Wood

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 14th, 2025 at 5:01am PDT