



\$ 599,900.00

## 3120 48 STREET SW CALGARY

<https://paulbrinton.com>

You have found it!! This is the perfect home on one of the best, quiet streets in Glenbrook. Be welcomed into a spacious family room with a huge window that floods the main floor with natural light. The kitchen is an entertainer's dream with so much counter space, newer kitchen...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Level Split

**MLS ® #:** A1163240

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 08:45:03

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/22/21

**Lot size:** 5737 sq ft

**Year built:** 1961

**Parking:** Double Garage Detached,  
Oversized, RV Access/Parking

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Basement,Brick  
Facing,Gas

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Back Lane,Fruit  
Trees/Shrub(s),Front Yard,Level,Rectangular  
Lot

**Heating Type:** Forced Air

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Granite Counters

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** 3 Level Split



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 15.24M 50`0"

**Living Area SF:** 1042.10

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-C1

**List Price Square Foot:** \$ 575.66

**Photo Count:** 33

**Construction Materials:** Metal Siding  
,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Garage Control(s),Range  
Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Glenbrook

**Lot Size Acres:** 0.13

