

\$799,900 - 3728 47 Street Sw, Calgary

MLS® #A2245573

\$799,900

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SATURDAY 2-4PM. JUST LISTED in GLENBROOK! INVESTORS this is an AMAZING OPPORTUNITY for MULTIFAMILY DEVELOPMENT! R-CG ZONING. 56'™X120'™ CORNER LOT SIDING A PARK AND GREENSPACE on a QUIET CUL-DE-SAC LOCATION. Short walking distance to schools, transit, restaurants, shopping - Co-op, Canadian Tire, Pet Planet, HomeSense, Alberta Laboratories, and more! Bungalow with 2 bedrooms on the main level that could be easily converted to 3 bedrooms, full bathroom, HIGH VAULTED CEILINGS, large dining and living areas. Enjoy the GAS RANGE and MAIN FLOOR LAUNDRY. The lower level is fully finished with 2 additional bedrooms, 3/4 bathroom, large recreation room, a bar, separate storage room, and huge mechanical room. The HEATED double garage is long enough to fit 2 full sized trucks plus there is a convenient carport as well. So many extras in this home, newer furnace and water heater (2018), cedar living room ceiling, large patio, custom window coverings, flat textured ceilings, lower level laundry hookups, 2 sheds, landscaped beautifully! Request your showing today as this property is priced to sell at \$799,900 and will not last long!

Built in 1963

Essential Information



MLS® #	A2245573
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3728 47 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3X4

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level, Private

Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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