# 3509 49 Street SW

Calgary | Active | MLS® A2355728

**$699,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **3** | **1979** | **1,126.08 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Pro Broker

# A closer look

Rare opportunity in the highly desirable community of Glenbrook! Extensively renovated semi-detached bungalow featuring a WALKOUT LOT, DOUBLE DETACHED GARAGE and a 2-BEDROOM LEGAL WALKOUT BASEMENT! Renovations have been completed on both the main floor and basement with the required permits, offering added peace of mind to the next owner. The thoughtfully designed main floor welcomes you with a spacious living room that flows into the dedicated dining area and well-appointed kitchen, creating an inviting space for everyday living and entertaining. Three bedrooms complete this level, including a generous primary bedroom with a walk-in closet, private ensuite and its own balcony with beautiful views. Two additional bedrooms, a full 4-piece bathroom and convenient main-floor laundry add to the home's functionality. The fully developed walkout basement features a 2-bedroom legal, offering excellent rental income potential or comfortable accommodation for extended family. Further upgrades include BOTH NEW FURNACES and a NEW HOT WATER TANK. Exterior improvements include NEW CONCRETE STEPS, CONCRETE PAD UNDER THE DECK, CONCRETE WALKWAY and LANDSCAPING. Complete with a double detached garage and ideally situated in the established community of Glenbrook, close to schools, parks, shopping, transit and major roadways. Whether you're a homeowner looking for extended family accommodation or additional income or an investor seeking a valuable opportunity, this property offers an outstanding combination of extensive permitted renovations, flexible living space and income potential. Properties offering this combination of features are hard to find - don't miss your opportunity! Book your private showing today with your favourite REALTOR® before it's gone!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355728 |
| **Bedrooms** | 5 |
| **Bathrooms** | 3 |
| **Year Built** | 1979 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | Attached-Side by Side, Bungalow |
| **Total Living Area:** | 1,126.08 sq. ft. |
| **Main Level Finished Area:** | 1,126.08 sq. ft. |
| **Below Grade Finished Area:** | 1,084.94 sq. ft. |
| **Lot Area:** | 3,961 sq. ft. |
| **Lot Frontage:** | 30'4½" |
| **Front Exposure:** | Southeast |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1979 (Age: 47) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 7810475 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |

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|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached, Garage Faces Rear, On Street |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Main Level |
| **City Quadrant:** | Southwest |
| **Community:** | Glenbrook |
| **Appliances:** | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | Basement Appliances - Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom · 9'8" × 8'2" · |
| **Main Floor** | Bedroom · 12'6" × 11'6" · |
| **Main Floor** | Dining Room · 8'6" × 6'11" · |
| **Main Floor** | Foyer · 5'5" × 3'8" · |
| **Main Floor** | Kitchen · 9'8" × 8'6" · |
| **Main Floor** | Laundry · 4'5" × 3'3" · |
| **Main Floor** | Living Room · 16'11" × 14'9" · |
| **Main Floor** | Bedroom - Primary · 13'3" × 11'4" · |
| **Basement** | Bedroom · 11'2" × 9'8" · |
| **Basement** | Dining Room · 13'2" × 11'5" · |

| | |
|---|---|
| **Basement** | Kitchen · 9'10" × 7'10" · |
| **Basement** | Laundry · 7'5" × 5'9" · |
| **Basement** | Living Room · 13'2" × 11'1" · |
| **Basement** | Bedroom - Primary · 11'7" × 10'11" · |
| **Basement** | Storage · 6'4" × 3'1" · |
| **Basement** | Furnace/Utility Room · 5'11" × 5'1" · |
| **Basement** | Walk-In Closet · 5'9" × 4'10" · |
| **Basement** | Walk-In Closet · 10'11" × 3'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |
| **Exterior Features:** | Balcony, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Cleared, Landscaped, Many Trees, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3509-49-street-sw-calgary-a2355728/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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