

# \$798,000 - 88 Glenpatrick Drive Sw, Calgary

MLS® #A2219284

**\$798,000**

4 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully renovated 4-bedroom, 2-bathroom bungalow in the highly sought-after community of Glenbrook. Offering over 1,730 sq ft of thoughtfully designed living space, this home is move-in ready just in time for summer. Enjoy abundant sunlight in the spacious west-facing backyard, perfect for relaxing or entertaining. The main level features an open-concept layout with a generous living and dining area that flows seamlessly into the updated kitchen. Here, you'll find brand-new cabinetry, a large island, and a bright window overlooking the backyard. Two well-sized bedrooms and a full bathroom complete the main floor. A separate entrance leads to the fully finished basement, which includes newer carpet, baseboards, windows, doors, closets, light fixtures, and a modern bathroom. You'll also find two additional bedrooms, ideal for guests, a home office, or extended family. The backyard, once home to a pool, has been thoughtfully reimagined with a new composite deck—perfect for summer gatherings and expanding your outdoor living space. Located close to Glenbrook School, parks, and shopping plazas, this home combines convenience with comfort.

Built in 1960

## Essential Information

MLS® #                   A2219284

Price                     \$798,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	88 Glenpatrick Drive Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4L6

### **Amenities**

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 9th, 2025

Days on Market            42

Zoning                        R-CG

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

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