

# \$815,000 - 56 Glenpatrick Drive Sw, Calgary

MLS® #A2270072

## \$815,000

4 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully maintained 1959 bungalow, ideally situated on a quiet, tree-lined street across from a peaceful south-facing park in super desirable Glenbrook! Offering nearly 1,800 sq. ft. of total living space, this home exudes warmth, character, and pride of ownership throughout. The main floor features original hardwood flooring, three comfortable bedrooms, and a bright, well-laid-out kitchen overlooking the beautifully manicured yard. Recent updates include a new main floor bathroom, roof (approx. 6 years), high-efficiency furnace (approx. 5 years), and an electrical wiring and panel upgrade, offering peace of mind for years to come.

This property also includes a fully renovated lower level living area featuring a large kitchen with full size appliances, a spacious bedroom, and a modern full bathroom. With ample storage and a pantry, this illegal suite presents an excellent opportunity for supplemental income or extended family living.

The outdoor space is equally impressive, a beautifully landscaped yard perfect for relaxing or entertaining, and an oversized double garage providing exceptional storage and workspace.

Located just steps from schools, parks, grocery stores, and transit, this home offers the perfect blend of tranquil suburban living with quick access to downtown and the mountains.



Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270072    |
| Price          | \$815,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 975         |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Glenpatrick Drive Sw |
| Subdivision | Glenbrook               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E4L6                  |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                              |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof            | Asphalt Shingle                                                                                                                                 |
| Construction    | Stucco                                                                                                                                          |
| Foundation      | Poured Concrete                                                                                                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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