

# \$739,900 - 3712 47 Street Sw, Calgary

MLS® #A2214097

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

Prime Corner Lot in Glenbrook â€” With RV Parking & Heated Garage!

Welcome to this incredible opportunity in the heart of Glenbrook SW Calgary! Situated on a massive corner lot on a quiet, family-friendly street, this home offers space, comfort, and unbeatable convenience.

Youâ€™ll love the rare and oversized RV parking padâ€”perfect for storing your trailer, camper, or extra vehicles. Plus, the local school is just a 2-minute walk away, making morning drop-offs a breeze.

Inside, you'll find four spacious bedrooms and a layout ideal for families of all sizes. The heated garage is a dream for Calgary winters, keeping your vehicles warm and your workspace functional all year round.

Whether you're looking for more room to grow, an ideal location close to amenities, or a property with space for all your toysâ€”this home checks all the boxes.

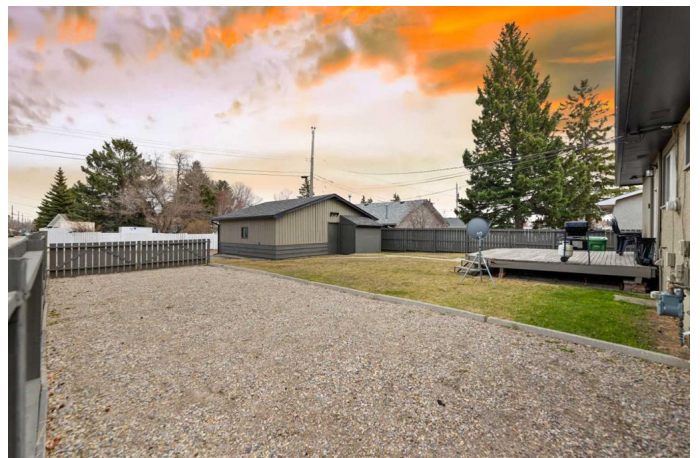
Don't miss your chance to own one of Glenbrookâ€™s best corner lots!

Built in 1963

## Essential Information

MLS® #

A2214097



|                |             |
|----------------|-------------|
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,103       |
| Acres          | 0.15        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3712 47 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3X4           |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                        |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                                                        |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Family Room, Wood Burning, Brick Facing                                                                  |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard, Storage                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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