

# \$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        3  
Zoning                      R-CG

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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