

**72 Glenbrook Villas SW
Calgary, Alberta**

MLS # A2282657



\$450,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,312 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters		

Inclusions: Upright freezer, Central Vacuum (as is)

SUN-DRENCHED AND STYLISH, THIS GLENBROOK TOWNHOME OFFERS THE PERFECT BLEND OF WALKABILITY AND MODERN COMFORT. Recent high-value upgrades shine throughout its airy, open-concept design. Step into a bright and welcoming atmosphere featuring SOARING CEILINGS AND LUXURY VINYL PLANK FLOORING that flows seamlessly into the main living area. Enjoy ultimate comfort with remote-controlled window coverings and expansive windows that flood the space with natural light. Designed for the culinary enthusiast, the KITCHEN IS ANCHORED BY SLEEK QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES. A large west-facing bay window creates the perfect backdrop for morning coffee or evening meal prep in a space that balances style with functional cabinet storage. Step outside onto your adjoining deck —an inviting outdoor retreat ideal for summer barbecues or a quiet evening under the stars. Versatility defines the upper level, which features a SPACIOUS PRIMARY SUITE WITH A WALK-IN CLOSET and a flexible loft area. This "flex space" is the perfect solution for a professional home office, reading nook, or workout zone. The FUNCTIONAL BASEMENT adds a secondary hobby room or private office, providing the extra space today’s professionals and downsizers demand. BRAND-NEW TRIPLE-PANE WINDOWS INSTALLED IN 2025 for quiet living and low utility bills. COMPLETE REMOVAL OF POLY-B PLUMBING and a 2018 hot water tank replacement. Fresh, designer paint throughout (2023) and a roof replacement (2012). Perfectly positioned for an active lifestyle, you are just steps from Calgary Christian School, St. Gregory School and Optimist Athletic Park, and only MINUTES FROM THE PREMIER SHOPPING AND DINING AT SIGNAL HILL CENTRE. Complete

with an ATTACHED GARAGE FOR SECURE PARKING, this home is ready for its next chapter. Don't miss this opportunity. Contact your favorite Realtor today to schedule your private tour!