



THE
A-TEAM

**RE/MAX
FIRST**

35 GLENVIEW Drive, Calgary T3E 4H4

MLS®#: **A2138905**

Area: **Glendale**

Listing Date: **06/06/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **6,695 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,664**

Low Sqft:

Ttl Sqft: **1,664**

DOM

21

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Garden,Private,Rectangular Lot,See Remarks,Views
Concrete Driveway,Covered,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces
Front,Insulated,Off Street,Parking Pad,Secured,See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**

Sewer:
Ext Feat: **Balcony,Garden,Other,Private Entrance,Private
Yard,Storage**

Construction:

Wood Frame

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Garage Control(s),Microwave,Oven,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Laminate Counters,See Remarks,Separate Entrance,Skylight(s),Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 7`2"
Bedroom	Main	14`9" x 12`0"
Kitchen	Main	13`8" x 11`5"
Bedroom - Primary	Main	14`9" x 14`3"
3pc Bathroom	Lower	5`1" x 6`4"
Bedroom	Lower	13`0" x 9`7"
Game Room	Lower	15`0" x 26`3"

Room	Level	Dimensions
Bedroom	Main	11`2" x 8`11"
Dining Room	Main	6`11" x 9`8"
Living Room	Main	18`9" x 17`4"
Bonus Room	Upper	15`11" x 16`1"
Bedroom	Lower	8`8" x 14`8"
Kitchen	Lower	15`2" x 11`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

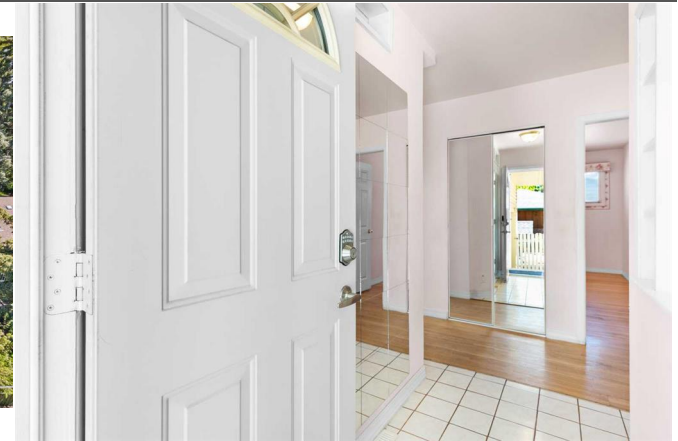
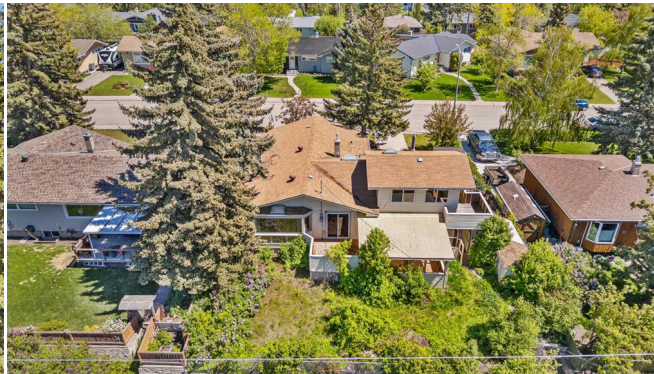
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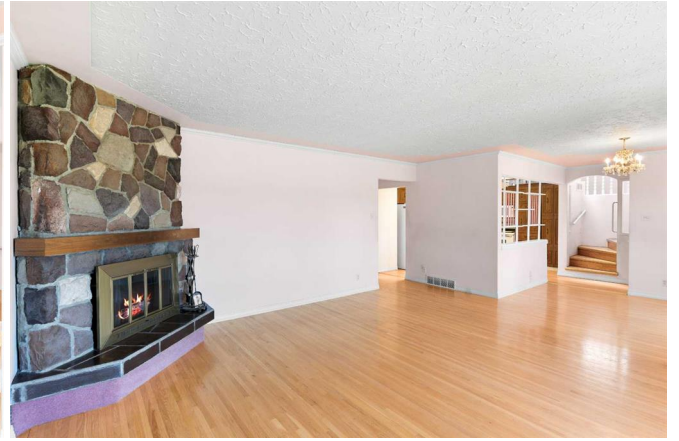
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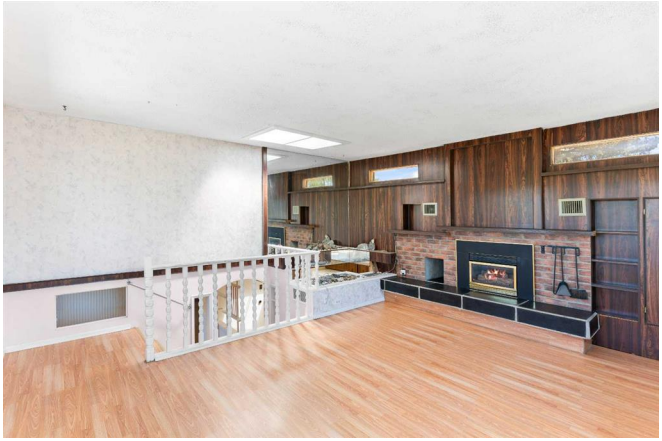
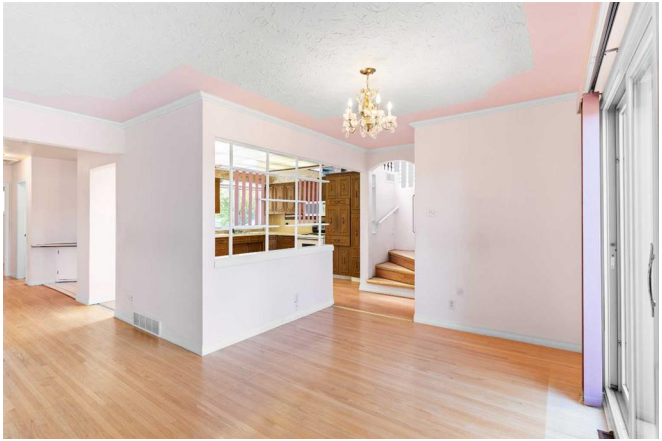
Pub Rmks: **WOW! ONE-OF-A-KIND PROPERTY** that sits on a 67' X 100' LOT with a **WEST-FACING BACKYARD** on a **QUIET STREET** in the sought-after community of Glendale! **INCREDIBLE CITY VIEWS FROM THIS LOT! RARE OPPORTUNITY** to own a fully developed home that boasts over 2,900 square feet of fully developed living space with 5 bedrooms, 2 bathrooms, custom built upstairs bonus room, and two kitchens (the basement has the potential for an illegal suite)! Updates/upgrades here include: newer furnace, electrical panel, hot water tank (all replaced within the last 10 years), two fireplaces (one wood-burning, one natural gas), three large skylights, original oak hardwood flooring, central vacuum system, multiple balcony/deck spaces, shed/greenhouse and garden beds! This home has a single attached garage (drywalled and insulated) and a full-size front driveway for additional parking! Close to all amenities; minutes to downtown, major roadways, Calgary Transit C-Train, and local schools/shopping/retail! Don't miss out, call today!

Inclusions:
Property Listed By: **Shed X 2, Greenhouse, Garden Beds**
MaxWell Capital Realty

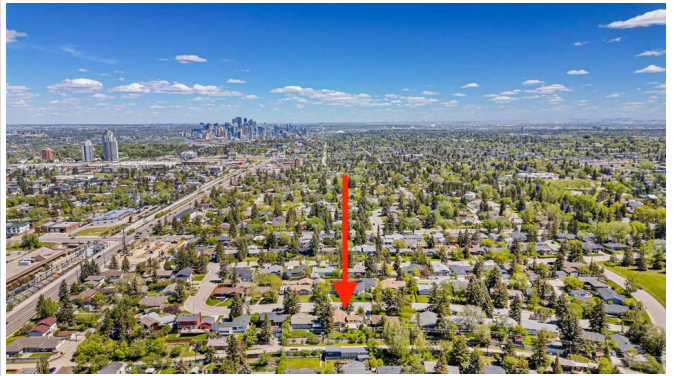
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

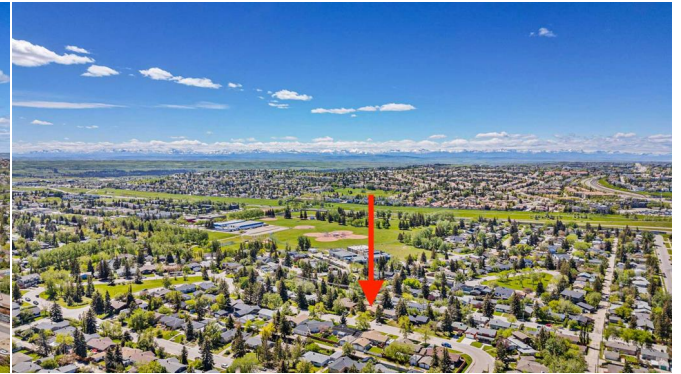
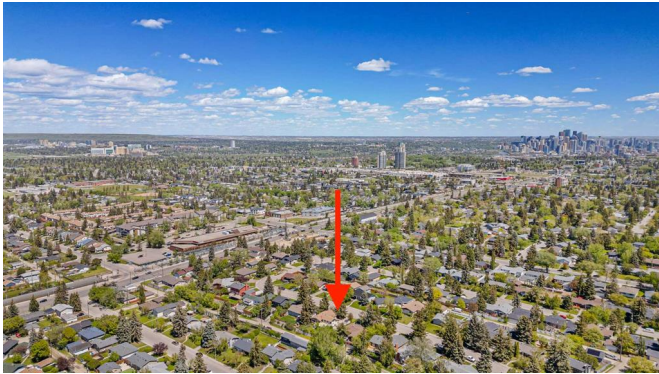




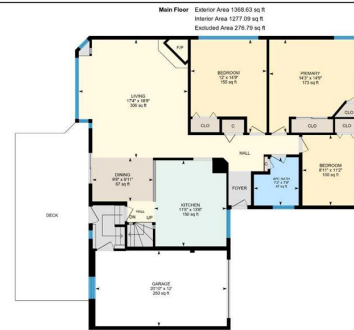








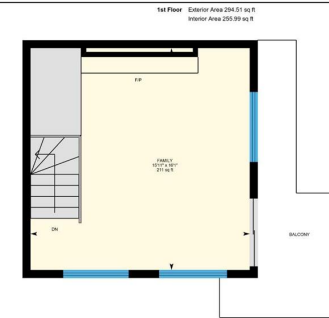
35 Glenview Dr SW, Calgary, AB



PREPARED: 2024/06/06

White regions are excluded from total floor area in EAUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1240.78 sq ft
Interior Area 1190.92 sq ft



PREPARED: 2024/05/06

While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.