



THE
A-TEAM

**RE/MAX
FIRST**

2223 GLENMOUNT Drive, Calgary T3E 4C1

MLS®#: **A2140286** Area: **Glendale** Listing Date: **06/14/24** List Price: **\$1,650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **9,461 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,701**
 Low Sqft:
 Ttl Sqft: **1,701**

DOM

16
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Landscaped,Many Trees,Rectangular Lot,See Remarks**

Park Feat:

Double Garage Attached,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Cedar,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 15`7"
Dining Room	Main	14`6" x 13`2"
Foyer	Main	12`0" x 5`10"
Office	Main	11`3" x 10`0"
4pc Bathroom	Main	
Bedroom	Basement	11`3" x 12`5"
Den	Basement	7`7" x 13`0"

Room	Level	Dimensions
Kitchen	Main	9`2" x 15`7"
Breakfast Nook	Main	10`6" x 18`1"
Bedroom - Primary	Main	12`2" x 13`1"
Bedroom	Main	9`7" x 13`0"
3pc Bathroom	Basement	
Bedroom	Basement	11`7" x 12`7"
Laundry	Basement	9`5" x 7`9"

Game Room
Storage

Basement
Basement

28`3" x 20`4"
6`7" x 4`9"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

19`7" x 13`1"
7`7" x 4`11"

Title:
Fee Simple
Legal Desc:

626GV

Zoning:
R-C1

Remarks

Pub Rmks:

DESIREABLE INNER CITY 3050+ SQFT BUNGALOW IN GLENDALE!!!! This 9461 SQFT LOT with a south facing backyard backs onto Glendale Park, ice rink and community centre. With mature tree lines streets, close to schools, tennis court and only a 10-15 minute walk to downtown. Looking for that quiet urban living? Look no more. This one of a kind home will immediately catch your eye with the upgraded exterior stone masonry and cedar siding, a double attached oversized garage with new door and workshop, and a beautiful tree lined patio with a stunning garden as you enter to the front door. The curb appeal is truly unmatched. Step inside into the huge foyer and to your left a separate elegant dining area with a grand piano. Perfect for those intimate family gatherings. Head into your open concept kitchen and living area complete with granite counters, gas stove, huge kitchen island and pantry. Enjoy cooking your favourite meals all while watch the kids play in backyard. Retreat to your bright living space with gas fire place and tons of natural light! Down the hall you will find a massive primary bedroom with shared ensuite featuring a soaker tub, walk in shower and new tile. There is also a generous sized office on the main floor as well. Ascend to the fully finished basement with a spacious rec space, den, 2 extra bedrooms and 3 pc bath. Fresh paint throughout, upgrade front and rear doors, newly finished hardwood, vinyl plank, new carpet, redone storage and laundry room and hot water boiler system!! This home has it all. Make your way to the ultimate backyard oasis with a large deck, patio and luscious greenery. Enjoy the beauty of your surroundings while you entertain your guests with a summer BBQ. LOCATION! LOCATION! LOCATION! Welcome to your forever home!

Inclusions:
Property Listed By:

Piano
Century 21 All Stars Realty Ltd.

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













