



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 GLENSIDE Drive, Calgary T3E 4K5**

MLS®#: **A2152640**

Area: **Glendale**

Listing Date: **08/01/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,057**  
Low Sqft:  
Ttl Sqft: **1,057**

Lot Information

Lot Sz Ar: **6,491 sqft**  
Lot Shape:

DOM

**48**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 8`1"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 4`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 6`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>21`0" x 11`0"</b>
<b>Laundry</b>	<b>Lower</b>	<b>8`1" x 5`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 9`6"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 8`9"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`1" x 7`3"</b>
<b>Storage</b>	<b>Lower</b>	<b>7`1" x 3`2"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>8`0" x 3`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 10`11"</b>

Furnace/Utility Room

Basement

7`2" x 6`10"

3pc Bathroom  
Legal/Tax/Financial

Basement

8`5" x 8`2"

Title:  
**Fee Simple**  
Legal Desc:

**6182HM**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **This one-of-a-kind EXTENSIVELY RENOVATED 4-BED, 4-LEVEL SPLIT in the heart of GLENDALE is sure to impress with 1,950+ SQ FT of total living space! Glendale is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees, with direct access to the Optimist Athletic Park and Arenas, Glenbrook Off Leash Area, Glenmeadows School, Turtle Hill, and all the shopping and amenities in the Westhills/Signal Hill shopping district. The modern home is bright and welcoming with a well-thought-out floorplan that offers over 1,500 sq ft on the first three levels and an additional fully developed basement featuring 2 full bedrooms and a 3-pc bathroom! A panelled front door brings in lots of light as you are greeted in the foyer, with a built-in bench with a shiplap wall and hooks. The main level showcases an open-concept floor plan with stunning engineered hardwood floors and big windows scattered throughout. The immaculate chef's kitchen has no detail overlooked, with a waterfall island with built-in wine storage, a modern and timeless tile backsplash, ceiling-height shaker cabinetry, and a full stainless steel appliance package including a touch screen French door fridge and gorgeous gas cooktop. A contemporary feature wall overlooks the dining room, with direct access to the private deck through glass sliding doors. The bright living room with show stopping inset fireplace brings the entire level together, highlighted by custom milled surround with floating shelves. The home's large and bright bedrooms include a secondary bedroom upstairs, next to the main 4-pc bath, the primary suite with a stunning feature wall, a good-sized walkthrough closet with built-in shelving and a private 5-pc ensuite with freestanding soaker tub, dual vanity with quartz countertop, and fully tiled walk-in shower. The lower level hosts the huge rec room with walkout French doors to the front yard and a full wet bar with sink with glass washer, custom cabinetry, and beverage fridge. This is where you'll also find the fully equipped laundry room, storage, and modern 2-pc powder room. In the basement level, two good-sized bedrooms and a main 3-pc bath with a fully tiled shower round out this incredibly designed renovated home! Outside, the yard features mature trees, with lots of yard space for kids and pets. The DOUBLE DETACHED OVERSIZED GARAGE and alley access make it even more convenient for storage and everyday living. Book a private tour today, and ask about ALL THE INCREDIBLE UPGRADES today! \*\*VISIT MULTIMEDIA LINKS FOR VIRTUAL TOUR + FLOORPLANS!\*\***

Inclusions:  
Property Listed By:

n/a  
**RE/MAX House of Real Estate**

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













