



THE A-TEAM

RE/MAX FIRST

93 GATEWAY Drive, Calgary T3E 4K1

MLS#: A2156044 Area: Glendale Listing: 08/07/24 List Price: \$1,149,900
Status: Active County: Calgary Change: -\$45k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1958
Finished Floor Area
Abv Sqft: 1,355
Low Sqft:
Ttl Sqft: 1,355
Lot Sz Ar: 5,586 sqft
Lot Shape:

DOM

42
Layout
Beds: 4 (2 2)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed, Views
Park Feat: Alley Access, Double Garage Detached, Oversized, Rear Drive

Utilities and Features

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

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

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Central Vacuum, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Dining Room, Kitchen, 3pc Bathroom, Bedroom, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Ensuite bath, Bedroom - Primary, Foyer, Living Room, Bedroom, Laundry, Furnace/Utility Room.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7689HJ

Remarks

Pub Rmks: **Discover this beautifully renovated 1,355 ft² bungalow, perfectly situated in a prime Glendale location siding and backing onto serene green space! This home has been meticulously stripped down to the studs and completely rebuilt in 2021, featuring all new electrical, plumbing, insulation, drywall, mechanical systems, roof, windows, doors and stucco siding, and complete interior renovation. The open, enlarged floorplan enhances the flow of the kitchen and living areas, flooded with natural light from the sunny south and west exposures overlooking Optimist Park. The exquisite kitchen is a chef's dream, equipped with stainless steel appliances, quartz countertops, a large island with breakfast bar, and a walk in pantry. Enjoy seamless indoor-outdoor living with patio doors leading to a sun drenched southwest deck and patio, perfect for entertaining in the picturesque backyard. The inviting living room features a cozy gas fireplace and offers a peaceful view of the private backyard, creating a warm and welcoming atmosphere. The main floor also features 2 well appointed bedrooms, including a luxurious primary suite with a spacious walk-in closet and a stunning ensuite bathroom, complete with a double vanity, walk-in shower, and separate commode. An additional bedroom and a stylish four piece bathroom complete this level. The newly developed basement offers a generous recreation room with a corner gas fireplace, 2 spacious bedrooms with egress windows, a full bathroom, a laundry room, a storage room with built in shelving, and the furnace/mechanical room. An oversized double detached garage (27' X 22'7") with workshop/raised storage is accessed from the rear lane. Located within walking distance of various public, separate, and private schools. This property is situated in the desirable inner city community of Glendale, known for its large scale renovations and redevelopment. Enjoy easy access to shopping centres, public transit and c-train, and close proximity to downtown Calgary. The recently completed Stoney Trail ring road ensures effortless connectivity to all areas of the city and a quick route west to the stunning Rocky Mountains, Banff and Kananaskis. Don't miss the opportunity to own this exceptional home that beautifully combines modern luxury with a prime location! Schedule your private showing today!**

Inclusions: **none**
Property Listed By: **RE/MAX House of Real Estate**

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