



THE
A-TEAM

**RE/MAX
FIRST**

24 WEST GLEN Crescent, Calgary T3C 2X4

MLS® #: **A2162099** Area: **Westgate** Listing Date: **09/05/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1955** Abv Sqft: **1,049**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,113 sqft** Ttl Sqft: **1,049**
 Lot Shape:

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Reverse Pie Shaped Lot**
 Park Feat: **Alley Access,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Granite Counters,Jetted Tub,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 10`1"	Dining Room	Main	10`0" x 9`1"
Living Room	Main	14`7" x 13`4"	Foyer	Main	10`0" x 3`6"
Bedroom - Primary	Main	12`2" x 9`11"	Bedroom	Main	10`10" x 9`1"
Bedroom	Main	10`1" x 8`1"	3pc Bathroom	Main	10`4" x 7`4"
Family Room	Basement	22`10" x 12`8"	Game Room	Basement	12`8" x 11`4"
Bedroom	Basement	14`6" x 9`2"	Laundry	Main	5`0" x 3`0"
4pc Bathroom	Basement	7`5" x 7`4"			

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **4994HN**

Remarks

Pub Rmks: **Situated on a large reverse pie lot surrounded by mature trees, this beautifully upgraded home offers both privacy and convenience, just a short walk from nearby schools and the C-Train. In 2008, the kitchen and bathrooms underwent complete renovations, and the home saw numerous upgrades, including new hardwood floors, refinished stucco, 30-year shingles with an upgraded ridge cap, cedar decking, new doors and windows, upgraded wiring and electrical panel, CAT6 wiring, updated plumbing, and a Vacu-Flo system. More recent improvements include a new hot water tank installed in May 2023, granite countertops and a tile backsplash added in 2014, and a brand-new fridge in 2024. The dishwasher was replaced in 2020, a beverage fridge was added in 2021, and a new living room window was installed in 2012. Landscaping improvements include additional drain pipes, planted cedars and a fire pit. The house and garage were freshly painted in August 2024, along with the front and back decks and flower boxes, adding to the home's curb appeal. The basement offers a spacious 3-piece bathroom featuring a relaxing corner jetted tub, new vinyl flooring and freshly carpeted stairs in 2020. This home seamlessly combines classic charm with modern updates, while the expansive lot provides plenty of space for outdoor activities. With its proximity to schools and public transit, daily commuting is a breeze. Welcome home!**

Inclusions: **Appliances as noted.**
 Property Listed By: **Coldwell Banker Mountain Central**

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









