



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 GLAMORGAN Crescent, Calgary T3E5B8**

MLS®#: **A2163231**

Area: **Glamorgan**

Listing Date: **09/05/24**

List Price: **\$624,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Many Trees**  
Park Feat: **Double Garage Detached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Washer**  
Int Feat: **Built-in Features,Storage**  
Utilities:

Room Information

| Room                | Level           | Dimensions           |
|---------------------|-----------------|----------------------|
| <b>Living Room</b>  | <b>Main</b>     | <b>11`9" x 18`6"</b> |
| <b>Dining Room</b>  | <b>Main</b>     | <b>7`10" x 9`0"</b>  |
| <b>Bedroom</b>      | <b>Main</b>     | <b>9`11" x 14`2"</b> |
| <b>4pc Bathroom</b> | <b>Main</b>     | <b>9`4" x 4`11"</b>  |
| <b>Storage</b>      | <b>Basement</b> | <b>10`7" x 9`4"</b>  |
| <b>Other</b>        | <b>Basement</b> | <b>5`0" x 6`8"</b>   |
| <b>3pc Bathroom</b> | <b>Basement</b> | <b>7`10" x 6`7"</b>  |

| Room             | Level           | Dimensions             |
|------------------|-----------------|------------------------|
| <b>Kitchen</b>   | <b>Main</b>     | <b>14`10" x 9`3"</b>   |
| <b>Bedroom</b>   | <b>Main</b>     | <b>8`6" x 10`7"</b>    |
| <b>Bedroom</b>   | <b>Main</b>     | <b>9`4" x 12`5"</b>    |
| <b>Game Room</b> | <b>Basement</b> | <b>16`7" x 22`6"</b>   |
| <b>Laundry</b>   | <b>Basement</b> | <b>13`3" x 12`2"</b>   |
| <b>Bedroom</b>   | <b>Basement</b> | <b>11`10" x 12`10"</b> |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7429JK**

Remarks

Pub Rmks: **Discover this 4-bedroom, 2-bathroom detached home nestled in the heart of Glamorgan. Offering over 2,100 sq. ft. of living space (1131 sq. ft. on the main level and 1061 sq. ft. on the lower level), this property is brimming with possibilities for those with a vision. The home is in its original state, providing the perfect opportunity for someone looking to renovate and personalize it to their own tastes. Featuring a detached double garage, this property offers both convenience and ample space for storage or projects. With solid bones and a functional layout, this house is ready for transformation into a dream home. Situated in a fantastic community, close to schools, parks, and local amenities, this is a rare opportunity to invest in a home with great potential. Don't miss your chance to bring this classic home into the future!**

Inclusions:  
Property Listed By: **N/A**  
**CIR Realty**

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









