



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 GLENVIEW Crescent, Calgary T3E 4H6**

MLS®#: **A2165845**      Area: **Glendale**      Listing Date: **09/14/24**      List Price: **\$969,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **6,501 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Rectangular Lot**  
 Park Feat: **Oversized,Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,685**  
 Low Sqft:  
 Ttl Sqft: **1,685**

DOM  
**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **5**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`10" x 12`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 20`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 15`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 13`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`8"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`5" x 10`10"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-C1**

Legal Desc:

**4928HH**

Remarks

Pub Rmks:

**\*\*\*OPEN HOUSE SUNDAY SEPT 15 1PM-3PM\*\*\*Discover this stunning corner lot detached home situated in the prestigious SW inner city community of Glendale Meadows. A family oriented neighborhood with multiple schools within walking distance this extensively renovated oversized bungalow is situated directly across from a greenspace. Well known Turtle Hill for winter enjoyment, playground and community center are a two minute walk. The C-train station is a five minute walk and a driving commute to downtown is fifteen minutes. An extensive renovation including all new electrical and plumbing provides many features within this nearly 1700 sq ft family home featuring 3 bedrooms, 2 baths and a single attached garage. Upon entry the main floor showcases 11 foot vaulted cathedral ceiling with 3 skylights allowing for lots of natural light. Beautiful high quality luxury vinyl plank flooring throughout and an open concept layout that flows seamlessly from the spacious living room with gas fireplace into the kitchen and dining area. The contemporary kitchen is equipped with stainless steel appliances, a built-in oven, quartz countertops, pristine white cabinetry with under counter lighting and large island. The generously sized bedrooms all offer vaulted ceilings. The primary bedroom is complete with a large walk-through closet that leads into a luxurious 5-piece ensuite. The opulent ensuite boasts dual vanities, deep soaker tub, private shower, private water closet and an electrically retractable skylight. Each bathroom also has in-floor programable heating. The 2 remaining bedrooms come with custom made closet organizers. The entire home including interior connecting walls are insulated with Roxul insulation for sound absorption and optimum weatherproofing. The bedrooms and dining space have Hunter Douglas up/down blinds. The extensive unfinished basement awaits your design creativity. On this lower level a dedicated bedroom space has been plumbed for an ensuite. There is also a plumbed space for a second 4 piece bath. The addition at the front of the home lower level was completed with ICF block system for advanced thermal properties. The garage is insulated and drywalled and has a roughed in gas supply line for heating should you choose. The exterior of the home is James Hardie siding so no need to worry about hail storms. From the main living area French sliding doors enter into a private low-maintenance backyard with wide deck perfect for entertaining. A new asphalt driveway provides parking for multiple vehicles. This exceptional family home is waiting for you! You can't beat the proximity of this home to the city center, shopping, schools or a quick exit to the mountains. Book your private showing today.**

Inclusions:

**Shoe/Jacket Rack**

Property Listed By:

**2% Realty**

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









