



THE
A-TEAM

**RE/MAX
FIRST**

119 GLADSTONE Gardens, Calgary T3E 7E4

MLS®#: **A2167901** Area: **Glamorgan** Listing Date: **09/25/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,283**
 Low Sqft:
 Ttl Sqft: **1,283**

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

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Bookcases,Central Vacuum,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`8" x 4`10"	Kitchen	Main	23`1" x 10`0"
Dining Room	Main	8`3" x 7`10"	Living Room	Main	12`0" x 13`8"
Game Room	Basement	27`5" x 15`0"	Storage	Basement	5`2" x 1`11"
Furnace/Utility Room	Basement	21`2" x 10`8"	Laundry	Main	7`1" x 5`8"
Bedroom - Primary	Main	18`11" x 11`11"	Bedroom	Main	10`1" x 10`5"
Bedroom	Basement	21`1" x 13`5"	Bedroom	Basement	9`8" x 12`5"
4pc Bathroom	Main	7`5" x 4`11"	4pc Ensuite bath	Main	7`7" x 10`7"

3pc Bathroom

Basement

8`8" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$503

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d37

Legal Desc: **9011098**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT 28TH FROM 11AM-2PM! Welcome to this beautifully renovated villa bungalow, where modern design meets comfort and functionality. Featuring an inviting open floor plan, the home seamlessly blends style and practicality. The spacious living and dining areas flow effortlessly into the heart of the home—a gourmet kitchen with a huge center island, perfect for meal prep, casual dining, and entertaining. The kitchen also boasts upgraded countertops, ample cabinet storage, and sleek stainless steel appliances, making it an ideal space for both everyday living and special occasions. The main floor also showcases 2 large bedrooms including the spacious primary bedroom with walk-in closet and spa inspired ensuite bathroom. Another full bathroom, main floor laundry and garage access complete the main floor. Downstairs, the walk-out basement extends the living space with two additional generously sized bedrooms, offering flexibility for guests, a home office, or a growing family. The basement also includes a large rec room/family room, perfect for movie nights or a home gym, along with a full bathroom and a spacious storage room for added convenience. Step outside onto the huge deck that provides an incredible view of the tree-lined green space at the back of the property, offering peaceful seclusion and a perfect spot for morning coffee, outdoor dining, or simply enjoying the serene surroundings. This home is perfectly located within walking distance to Glamorgan Park, offering a variety of recreational options, while Stoney Trail is just minutes away, providing quick access to major routes, shopping, dining, and more. With 4 bedrooms, 3 bathrooms, and high-quality renovations throughout, this villa bungalow is the perfect blend of luxury, comfort, and convenience. Whether you're hosting gatherings in the spacious kitchen, relaxing on the deck, or taking advantage of the nearby amenities, this home truly offers it all.**

Inclusions: **NA**
Property Listed By: **Real Broker**

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











