



THE
A-TEAM

**RE/MAX
FIRST**

3 GLENVIEW Crescent, Calgary T3E 4H6

MLS®#: **A2173001**

Area: **Glendale**

Listing Date: **10/17/24**

List Price: **\$900,000**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **1,694**
Low Sqft:
Ttl Sqft: **1,694**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped**
Park Feat: **Oversized,Single Garage Attached**

Utilities and Features

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

Construction:
Composite Siding,ICFs (Insulated Concrete Forms),Wood Frame

Flooring:
See Remarks,Tile,Vinyl Plank

Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`1" x 15`9"	Bedroom	Main	9`9" x 14`6"
Bedroom	Main	10`10" x 13`2"	Living Room	Main	12`7" x 20`10"

Kitchen	Main	11`1" x 20`10"	Dining Room	Main	8`5" x 12`0"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:		4928HH			
			Remarks		
Pub Rmks:		<p>Welcome to this beautiful detached bungalow located on a desirable corner lot in the sought-after SW inner city community of Glendale Meadows. This family-friendly neighbourhood features multiple schools within walking distance and is just steps away from a green space. Enjoy winter fun at Turtle Hill, a playground, and a community center, all just a short two-minute walk away. The C-train station is a quick five-minute stroll, with downtown only a 15-minute drive away. This extensively renovated home boasts nearly 1700 sq ft of living space, featuring 3 bedrooms, 2 baths, and a single attached garage. As you enter, you'll be greeted by an impressive 11-foot vaulted cathedral ceiling with three skylights, flooding the space with natural light. The high-quality luxury vinyl plank flooring and open-concept design create a seamless flow from the spacious living room, complete with a cozy gas fireplace, to the modern kitchen and dining area. The contemporary kitchen is a chef's dream, equipped with stainless steel appliances, a built-in oven, quartz countertops, pristine white cabinetry with under-cabinet lighting, and a large island. All generously sized bedrooms feature vaulted ceilings, with the primary suite offering a large walk-through closet that leads to a luxurious 5-piece ensuite. The opulent ensuite includes dual vanities, a deep soaker tub, a private shower, a water closet, and an electrically retractable skylight. Each bathroom is equipped with in-floor programmable heating, ensuring year-round comfort. The two additional bedrooms come with custom closet organizers for added convenience. This home is designed for comfort and efficiency, with Roxul insulation throughout for sound absorption and optimal weatherproofing. The bedrooms and dining area are fitted with elegant Hunter Douglas up/down blinds. The spacious unfinished basement is a blank canvas, already plumbed for a bedroom with an ensuite and a second four-piece bath. The garage is insulated, drywalled, and has a roughed-in gas line for potential heating. The exterior features durable James Hardie siding, providing peace of mind against hail damage. Step through the French sliding doors from the main living area into your private, low-maintenance backyard with a spacious deck, perfect for entertaining. A newly paved asphalt driveway accommodates multiple vehicles. This exceptional family home is ready for you to make it your own! Enjoy unbeatable proximity to the city center, shopping, schools, and quick access to the mountains. Don't miss out on this incredible opportunity!</p>			
Inclusions:		na			
Property Listed By:		eXp Realty			

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









