



THE A-TEAM

RE/MAX FIRST

73 LANGTON Drive, Calgary T3E 5G1

MLS#: A2173376 Area: North Glenmore Park Listing Date: 10/25/24 List Price: \$950,000
Status: Active County: Calgary Change: +\$50k, 25-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1959
Lot Information
Lot Sz Ar: 6,157 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Landscaped, See Remarks
Park Feat: Alley Access, Single Garage Detached

DOM

4
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Fire Pit, Garden, Private Yard
Construction: Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Int Feat: Breakfast Bar, See Remarks, Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Bedroom, and Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3057HP

Remarks

Pub Rmks: **Nestled in the desirable neighbourhood of North Glenmore Park, this charming 3-bedroom, 2-bathroom bungalow offers an impressive 2410 SqFt footprint. The large 1294 SqFt main level is perfect for those who enjoy entertaining with the open-concept kitchen and dining areas flowing seamlessly into the outdoors, where a spacious two-tiered deck awaits. The main floor showcases beautiful hardwood flooring throughout, while the master bedroom includes a versatile adjoining space that can be used as a nursery or sitting room. A bright, fully renovated bathroom with soaker tub adds a touch of modern luxury. The basement includes a large family room, ideal for watching sports, an additional bedroom, and a 3-piece bath - all with ample storage to suit your needs. Situated on a quiet, tree-lined street, this home is close to top schools, including Central Memorial High School, Mount Royal University, and St. James Junior High. Outdoor enthusiasts will appreciate the proximity to Glenmore Athletic Park, Lakeview Golf Course, bike paths, off leash dog parks, and of course the Glenmore Reservoir. Plus, with easy access to downtown and the mountains, this location has it all! An oversized single detached garage and a well-maintained, private south-facing backyard complete this inviting home, perfect for enjoying Calgary's natural beauty while remaining close to the city centre.**

Inclusions: **Hood Fan, Window coverings & blinds (including curtains, curtain rods, and sheers)**
Property Listed By: **Real Broker**

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





