



THE
A-TEAM

**RE/MAX
FIRST**

116 GLACIER Drive, Calgary T3E 5A1

MLS®#: **A2183726**

Area: **Glamorgan**

Listing Date: **12/18/24**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**
Lot Information
Lot Sz Ar: **5,091 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,011**
Low Sqft:
Ttl Sqft: **1,011**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Front Yard,Lawn,Interior Lot,Landscaped,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot,Treed

Park Feat:

RV Access/Parking,Single Garage Detached

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Cooktop,Electric Oven,Microwave,Washer,Window Coverings**
Int Feat: **Dry Bar,Laminate Counters,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`6" x 12`11"
Bedroom - Primary	Main	11`11" x 11`10"
Bedroom	Main	11`11" x 8`10"
Game Room	Basement	23`8" x 10`1"
Laundry	Basement	11`11" x 5`11"
Storage	Basement	7`8" x 6`11"
2pc Bathroom	Basement	5`5" x 4`11"

Room	Level	Dimensions
Kitchen With Eating Area	Main	17`7" x 10`6"
Bedroom	Main	11`10" x 7`10"
4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Basement	11`0" x 9`11"
Storage	Basement	11`6" x 11`7"
Furnace/Utility Room	Basement	17`3" x 6`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2642HQ

Remarks

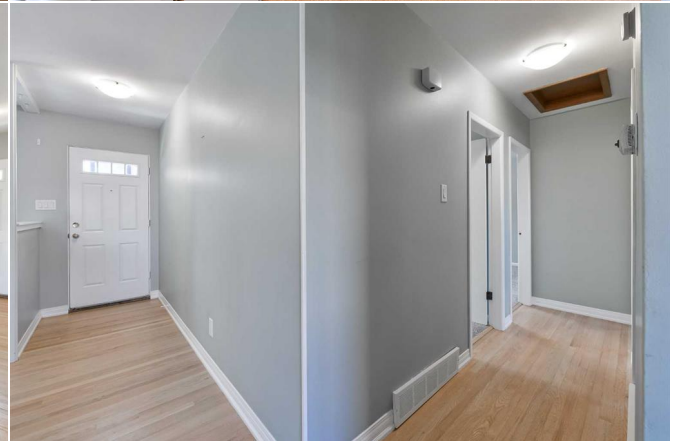
Pub Rmks: **A great opportunity to move into the very desirable community of Glamorgan at a sensible price. Located on a quiet street surrounded by other homes that show pride of ownership. A clean and well-maintained bungalow with just over 1000 sq ft on the main floor that includes three bedrooms, hardwood floors and a bright kitchen with room for a dining table. This original owner home has had improvements over the years including a high efficient furnace, hot water tank, windows and shingles. The basement is developed with a family room, bedroom (window non egress), lots of storage and a two-piece bathroom. The back entry and the laundry area are situated perfectly to add a basement suite in the future. A secondary suite would be subject to approval and permitting by the city. The west facing back yard is fenced and private and has a gate to access RV parking as well as an oversized single garage. A charming property waiting for the next family to enjoy for years to come. Call today for your private viewing!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Complete Realty

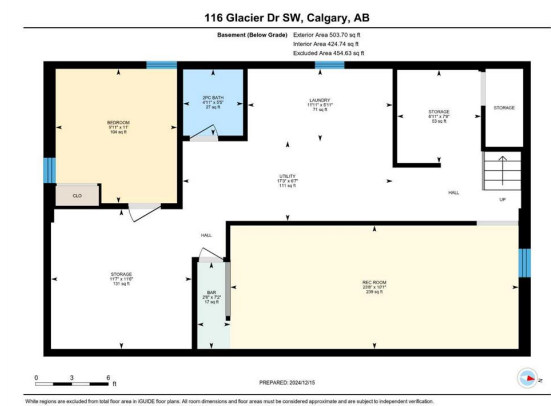
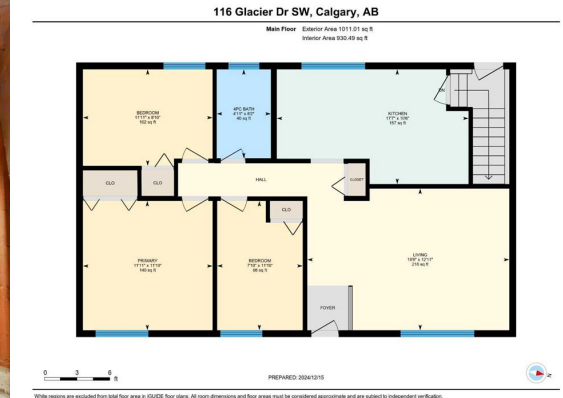
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



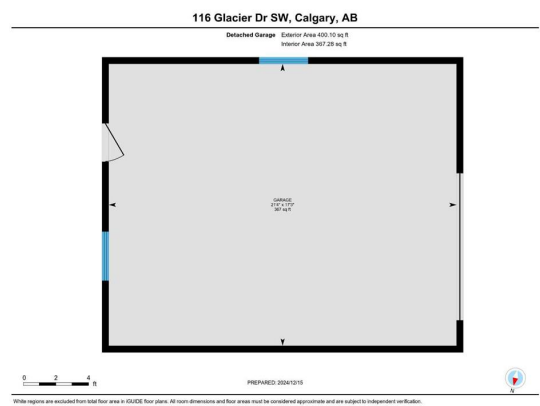








White regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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