



THE
A-TEAM

**RE/MAX
FIRST**

73 LANGTON Drive, Calgary T3E 5G1

MLS®#: **A2185252** Area: **North Glenmore Park** Listing Date: **01/03/25** List Price: **\$900,000**
Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
Abv Sqft: **1,294**
Low Sqft:
Ttl Sqft: **1,294**

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**
Park Feat: **Alley Access,Single Garage Detached**

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,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`1" x 14`7"	Dining Room	Main	12`10" x 10`8"
Living Room	Main	20`1" x 13`1"	Game Room	Basement	11`7" x 10`2"
Living Room	Basement	14`10" x 10`0"	Storage	Basement	19`1" x 14`10"
Bedroom - Primary	Main	18`9" x 12`8"	Bedroom	Main	11`11" x 9`7"
Bedroom	Basement	23`10" x 13`11"	3pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3057HP

Remarks

Pub Rmks: **Get ready to escape the congestion of the inner-city and take advantage of the incredible renovation potential with this amazing home! With multiple homes selling over 2 million just a stones throw away you won't want to miss this opportunity of a lifetime. Basement has a separate entrance that could be utilized to develop a basement suite subject to city approval. Nestled in the desirable neighbourhood of North Glenmore Park, this charming 3-bedroom, 2-bathroom bungalow offers an impressive 2410 SqFt footprint to be used as your canvas! 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: **Window coverings & blinds (including curtains, curtain rods, drapes, and sheers)**
Property Listed By: **Real Broker**

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





