



THE
A-TEAM

**RE/MAX
FIRST**

78 GAINSBOROUGH Drive, Calgary T3E 4K2

MLS® #: **A2185615**

Area: **Glamorgan**

Listing Date: **01/07/25**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,277**
Low Sqft:
Ttl Sqft: **1,277**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 21`2"
Dining Room	Main	12`2" x 8`1"
Bedroom	Main	10`1" x 8`5"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	11`6" x 12`10"

Room	Level	Dimensions
Kitchen	Main	11`11" x 13`2"
Bedroom - Primary	Main	11`2" x 19`6"
Bedroom	Main	10`1" x 10`7"
4pc Ensuite bath	Main	0`0" x 0`0"
Game Room	Basement	23`5" x 32`5"

Laundry
3pc Bathroom

Basement
Basement

9`1" x 13`11"
0`0" x 0`0"

Furnace/Utility Room

Basement

6`1" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2081HM

Remarks

Pub Rmks:

Welcome to this beautifully updated bungalow, perfectly situated on a quiet crescent in the sought-after community of Glamorgan. With Glamorgan School, the Community Association, and even an ice rink just steps from your back door, this home offers unparalleled convenience and the charm of a family-friendly neighbourhood. Designed for modern living and entertaining, this home boasts over 2,400 sq. ft. of expertly renovated space featuring premium finishes and thoughtful upgrades throughout. Step inside to discover impeccable craftsmanship and attention to detail at every turn. Updates include windows, doors, flooring, ceilings, casings, fixtures, a high-efficiency furnace, hot water tank, air conditioning and a durable roof - no detail has been overlooked. At the heart of the home is the beautifully renovated kitchen, showcasing Knotty Alder cabinetry, luxurious granite countertops, and high-end appliances including a gas range. This warm and inviting space is perfect for cooking, gathering, and creating memories. Spa-inspired bathrooms continue the theme of luxury, with the primary ensuite offering a two-person steam shower and a spacious walk-in closet. The fully finished basement provides even more space for relaxation or entertaining, featuring a large media/living room, a fourth bedroom with its own ensuite bath, and plenty of room for family or guests. Outside, you'll find a private backyard designed for low-maintenance enjoyment, complete with a composite deck, exposed aggregate patio, and walkways - perfect for summer evenings or weekend gatherings. The oversized, heated 30x26 garage is a dream for mechanics or hobbyists, offering space for three vehicles, extra storage, or a workshop. Close to parks, shopping, Mount Royal University and public transportation, this home combines modern upgrades with the timeless appeal of Glamorgan living. Don't miss your chance to call this rare gem home - book your showing today!

Inclusions:
Property Listed By:

Window coverings
RE/MAX First

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











