



THE
A-TEAM

**RE/MAX
FIRST**

60 GLENSIDE Drive, Calgary T3E 4K5

MLS®#: **A2203699**

Area: **Glendale**

Listing Date: **03/21/25**

List Price: **\$1,258,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 26-Mar**

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: **1,240**
Low Sqft:
Ttl Sqft: **1,240**

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Level,Private,Rectangular Lot,Street Lighting**
Park Feat: **Triple Garage Detached**

Utilities and Features

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

Construction: **Cement Fiber Board,Stucco**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 4`11"	4pc Ensuite bath	Main	10`2" x 7`11"
Bedroom	Main	11`10" x 9`5"	Dining Room	Main	10`1" x 14`1"
Kitchen	Main	13`7" x 11`11"	Living Room	Main	17`7" x 17`8"
Bedroom - Primary	Main	12`9" x 12`11"	3pc Bathroom	Basement	8`5" x 7`2"
Bedroom	Basement	13`11" x 11`7"	Game Room	Basement	26`10" x 28`6"
Storage	Basement	12`1" x 23`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6182HM

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully renovated bungalow in the heart of Calgary's highly sought-after SW community of Glendale. Offering over 2,380 sq. ft. of thoughtfully designed living space, this 3-bedroom, 3-bathroom home has been completely updated to provide both modern elegance and everyday comfort. The exterior of the home has been upgraded with durable cement board and cement stucco, offering a sleek, modern aesthetic while also being woodpecker-resistant — a practical and long-lasting upgrade. Enhancing the home's curb appeal and functionality, a brand-new poured front and back sidewalks and front porch add both convenience and style. Step inside to a bright and inviting main floor, where large picture windows flood the living room with natural light, creating a warm and welcoming atmosphere. The open-concept layout enhances the home's spacious feel. The living room is a perfect place to gather, featuring elegant finishes and ample space for both relaxation and entertaining. Adjacent to the living room, the spacious dining area with built-ins is ideal for hosting family gatherings or intimate dinner parties. Overlooking the backyard, the chef-inspired kitchen is a true showstopper, combining style and functionality. Sleek custom cabinetry provides ample storage, while quartz countertops and a matching backsplash elevate the space. The stainless steel appliances, including a gas range, built-in microwave, and French-door refrigerator, make meal prep effortless. A large peninsula with bar seating adds additional workspace and is the perfect spot for casual meals or entertaining guests. Also on the main floor, the private primary retreat offers a serene escape, complete with a stylish spa-like ensuite featuring a modern glass-enclosed shower, a sleek vanity with double sinks and with ample storage. The generous second bedroom is perfect for family members or guests and is conveniently located near the beautifully updated full bathroom. The fully developed lower level expands your living space, offering a cozy family room—ideal for movie nights or a quiet evening in. This level also features a spacious third bedroom with a large egress window, an additional 3-piece bathroom with a glass walk-in shower, and a laundry room with plenty of storage. Multiple storage areas throughout the basement ensure everything has its place, making organization effortless. Step outside to enjoy the expansive deck, where you can unwind in the privacy of your large backyard—a perfect space for summer barbecues, entertaining, or simply soaking up the sunshine. The newly poured back sidewalk provides easy access to your brand-new three-car garage, roughed in for heating, offering ample parking and storage—ideal for car enthusiasts, hobbyists, or those in need of extra workspace. Situated on a quiet, tree-lined street, this home is just steps from schools, parks—including Optimist Park and Turtle Hill Park.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











