



GRASSROOTS

REALTY GROUP

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**113 Langton Drive SW
Calgary, Alberta**

MLS # A2295562



\$900,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

WEST BACKYARD | FULLY UPDATED | 4 BED + 3 BATH | INNER CITY LOCATION | Welcome to 113 Langton Drive SW, located in the heart of North Glenmore, one of Calgary's most sought after southwest communities and just steps from some of the best community amenities you'll find. This fully updated home is situated on a quiet low density street, which was formerly zoned R1, meaning a very small amount of multi family developments nearby. This home offers a functional layout with 4 bedrooms and 3 full bathrooms, perfect for families or anyone looking for a move in ready bungalow in a prime SW location. The main floor features hardwood flooring throughout and is flooded with natural light through the large front window and an open concept layout. The sizable kitchen features stainless steel appliances, a large breakfast bar with quartz counters and plenty of built in storage and cabinetry, flowing seamlessly into the spacious living and dining area, perfect for entertaining friends and family. The main level also includes a primary bedroom with a 3pc ensuite and large walk in closet, along with an additional bedroom and a second 4pc bathroom. The fully developed lower level has a massive living/family room, perfect for a kids play area or additional space for teenagers. You will also find a third bedroom and 4pc bathroom along with what could be a fourth bedroom or a perfect home office/den space. The west facing backyard is ideal for enjoying summer evenings and features a new oversized composite deck that is perfect for summer BBQs or relaxing in the sun, sod was redone last year adding to the overall curb appeal. Inside you'll find a number of key updates including a brand new furnace in 2025, updated hot water tank, washer and dryer replaced in 2023, and radon mitigation already completed for added peace of mind.

Located just minutes from Rundle Academy, Lycée International French School, Sandy Beach, River Park off leash area, Glenmore Athletic Park and Aquatic Centre, as well as the trendy shopping and restaurants in Marda Loop, and only 10 minutes to downtown, this location truly checks all the boxes for convenience and lifestyle. Please reach out to book your private showing today.