



**31 Gateway Drive SW  
Calgary, Alberta**

**MLS # A2302148**



**\$785,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage		

**Inclusions:** None

Ideally located in the sought-after community of Glendale, this well-maintained bungalow offers 2300 sq. ft. of developed living space and sits on a generous 60 x 100 sq. ft lot, providing an excellent opportunity for families, investors, or those looking to renovate or build in a prime inner-city location. The main floor features a bright and functional layout with a spacious front living room, adjoining dining area, and kitchen, along with three well sized bedrooms and a full bathroom. The home is in original condition, reflecting pride of ownership and offering a fantastic canvas for future updates. The fully developed basement expands the living space with a large recreation area with corner brick front fireplace, a fourth bedroom, and a convenient 3-piece bathroom on the lower level. Key mechanical updates include a Goodman furnace (2018) and a Navien tankless hot water system, offering improved efficiency and on-demand comfort. The property also features a single detached garage and carport, providing ample parking and additional storage options. Situated on a mature sizeable lot in a desirable neighbourhood close to schools, parks, shopping, and just minutes to the 45 Street C-Train Station, this home also offers easy access to Sarcee Trail and downtown Calgary, making it a convenient choice for commuters. This is a fantastic opportunity in a highly sought-after inner-city community. Don't miss out on and book your Showing today