



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2623 Glenmount Drive SW  
Calgary, Alberta

MLS # A2306849



**\$1,099,999**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Tandem		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater		

Set within the established community of Glendale on a quiet, tree-lined street, this beautifully renovated 1,840 sq ft bungalow pairs classic mid-century architecture with thoughtful modern updates, all within walking distance to some of the best schools in the city, private, public and multicultural, plus parks & family-focused amenities. A wide 70' lot creates a strong sense of space inside & out, offering room to gather, unwind & entertain with ease. Custom built-ins in the foyer keep daily organization simple, while vaulted wood-paneled ceilings with exposed beams showcase original character & carry warmth throughout the main living areas. Time together feels inviting in the living room beside the wood-burning fireplace, with sliding patio doors extending activity outdoors across every season. Quartz countertops, subway tile & stainless steel appliances, including a gas range, define the updated kitchen, where a large central island naturally brings family & guests together. Oversized windows fill the dining area with natural light, while a shared gas fireplace adds comfort for both everyday meals & special occasions, & a nearby family room provides a relaxed setting for conversation or quiet evenings. West-facing oversized windows brighten the spacious primary retreat, complete with a custom walk-in closet designed for practical storage. Daily routines feel elevated in the spa-inspired 5-piece bathroom with dual sinks & a deep soaker tub. Two additional bedrooms & a stylish 3-piece bathroom complete the main level. The fully finished basement adds flexibility for growing families with a large recreation room suited for movie nights or games, a versatile nook for hobbies, study or play, plus a fourth bedroom & a 3-piece bathroom for guests. An insulated, drywalled & heated double attached tandem garage supports year-round convenience along with extra

workspace & storage. The expansive west-facing backyard is designed for family living, featuring a pergola-covered deck with gas line for summer barbecues & relaxed evenings, surrounded by mature trees that enhance privacy & create a peaceful setting. Walk to nearby schools, the community centre with an outdoor skating rink, tennis courts & playgrounds, plus Glenmeadows/Turtle Hill Park for additional recreation, while quick access to downtown, the C-train system & major routes keeps daily commuting simple.