



**316 Glamorgan Place SW  
Calgary, Alberta**

**MLS # A2311069**



**\$829,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Gazebo, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum		

**Inclusions:** Hot Tub

Beautifully maintained and larger than the average bungalow, this lovingly cared-for home sits on a quiet cul-de-sac close to parks, shopping, schools, and major routes. One of the very few cul-de-sacs in the community. Renovated over the years, it features a bright south-facing yard and a wonderful added sunroom that expands your living space year-round. Off the sunroom is a gazebo with a hot tub, that can be as private as you prefer. The expansive main floor offers 2 bedrooms, including a spacious primary with walk-in closet and ensuite, plus a versatile flex room with corner fireplace that can easily convert back to a third bedroom. The lower level includes a full bath, an additional bedroom for guests or family, and a super cozy family room great for entertaining/movies/gaming, complete with bar. The most recent updates are roofing, fascia, gutters and central A/C 2 years ago. The impressive heated 21'4" x 21'4" garage is perfect for a workshop, hobby space, or man cave. Super clean, well-kept, and full of pride of ownership &mdash; this home is move-in ready! Check out the virtual tour and added floorplans.