



GRASSROOTS

REALTY GROUP

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**113 Langton Drive SW
Calgary, Alberta**

MLS # A2311291



\$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 SW inner city 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, formerly zoned R1, meaning there are very few 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 open concept layout. The sizeable kitchen features stainless steel appliances, quartz counters throughout, a breakfast bar, and plenty of built in storage and cabinetry, flowing seamlessly into the spacious living and dining area, ideal for entertaining family and friends. 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 includes a large living and 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 or den space. The west facing backyard is ideal for enjoying summer evenings and features a brand new oversized composite deck, ideal for summer BBQs or relaxing in the sun with family and friends. The sod was redone last year, adding to the overall curb appeal. Inside, you will find a number of key updates including a brand new furnace in 2025, an 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, available just in time for summer.