



**GRASSROOTS**

REALTY GROUP

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**6003 Legsby Road SW  
Calgary, Alberta**

**MLS # A2313654**



**\$850,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** Curtains and Rods

Welcome to this beautifully maintained and thoughtfully updated home in the highly desirable community of North Glenmore Park. Situated on a prominent corner lot with mature trees, established hedging and excellent curb appeal, this property offers a rare combination of move-in comfort, long-term investment value and future redevelopment potential with R-CG zoning, subject to City of Calgary approvals and buyer due diligence. Inside, the bright main floor offers a warm and functional layout with large windows, hardwood flooring and comfortable living and dining spaces. The updated kitchen features granite counters, stainless steel appliances, built-in cabinetry, generous storage and a practical layout for everyday living. Three bedrooms and a well-appointed 4-piece bathroom complete the main level, making the home a great fit for families, professionals, investors or those wanting an inner-city location with room to grow. The fully finished basement adds excellent additional living space, featuring a large family/recreation room with a stone-faced fireplace, a fourth bedroom, full bathroom, laundry area, storage and flexible space that could work well for guests, teenagers, a hobby area, gym or home office. Outside, the private fenced yard offers mature landscaping, a large concrete patio, side yard space and a great setting for summer evenings, kids, pets or entertaining. A single detached garage adds secure parking and extra storage. The location is a major highlight. North Glenmore Park is one of Calgary's most established and convenient southwest communities, known for mature streets, larger lots, parks, pathways and excellent access to amenities. This home is close to Mount Royal University, Central Memorial High School, St. James School, Glenmore Athletic Park, North Glenmore Park, Sandy Beach, River Park, transit, shopping,

restaurants and everyday services. With quick access to Crowchild Trail, Glenmore Trail, Marda Loop and downtown Calgary, this is a fantastic opportunity to own a well-kept home in a sought-after inner-city neighbourhood with strong lifestyle appeal and future upside.