



**32 Gladeview Crescent SW
Calgary, Alberta**

MLS # A2317470



\$699,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Storage		

Inclusions: None

Beautifully updated bungalow located on a quiet cul-de-sac in the highly desirable community of Glamorgan. This well maintained home showcases numerous recent upgrades, including fresh interior and exterior paint, wide-plank laminate flooring and a stunning renovated bathroom featuring modern tilework and contemporary fixtures. The bright and functional main floor offers a flexible layout with two bedrooms plus a third room that can serve as a dining room, home office, or den, accented by a striking authentic barnwood feature wall. Large windows flood the home with natural light, creating a warm and inviting atmosphere throughout. Outside, you'll find a spacious pie-shaped backyard with a composite deck, mature trees, and plenty of room for entertaining, gardening, or family activities. The oversized tandem garage, combined with the long driveway, provides abundant parking and storage options for multiple vehicles, recreational equipment, or a workshop setup. Additional peace of mind comes from the sewer line replacement completed in 2013. Whether you're looking for a move-in-ready home in an established community or a future redevelopment opportunity, this property offers exceptional potential. Situated on a large 7,524 sq. ft. pie-shaped lot, the possibilities are plentiful for homeowners, investors, and builders alike. Combining updated living spaces, ample parking, a spacious yard, and a premium location, this is a rare opportunity in one of Calgary's most sought-after west-side neighbourhoods.