



GRASSROOTS
REALTY GROUP

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**116 Gloucester
Calgary, Alberta**

MLS # A2320699



\$915,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Park		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, Treed, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters, Sump Pump(s)		

Inclusions: Backyard lights & Shed. Trampoline and Play Structure are negotiable but not included.

Tucked into one of Calgary's most coveted established communities, this beautifully updated Glamorgan bungalow is hitting the public market for the first time in over 50 years — and it shows in every detail of how it's been cared for. Set on a rare 10,412 sq ft pie-shaped lot on quiet Gloucester Crescent, the home is flooded with natural light from the moment you step inside. Hardwood floors run throughout the main level, anchored by an updated kitchen that opens seamlessly into the dining and family rooms — a naturally connected layout ideal for everyday living and entertaining alike. The kitchen features refreshed finishes, updated appliances, and a reverse osmosis system connected directly to the tap and fridge. Three main-floor bedrooms — including a full primary suite with ensuite — plus a second full bathroom make this an ideal home for families of any size. The fully finished basement adds a fourth bedroom, third bathroom, updated laundry room, and generous rec space flexible enough for guests, a home office, a kids' zone, or all three. Outside, the backyard is a private oasis framed by mature trees — equally suited as a serene retreat, off-leash paradise, or future garden space. The double detached garage is a tear-down, but that's the opportunity: the lot is perfectly positioned to build a large three-car garage with a lane home above, adding serious long-term value. Practical upgrades are already taken care of: new electrical panel, 200-amp service on a post-mounted exterior disconnect, central A/C, updated kitchen, bathrooms and laundry, filtered shower heads, and reverse osmosis system. The location is hard to beat. Walk to Glamorgan School, St. Andrew School, or A.E. Cross. The off-leash park is literally down the lane. Shopping, Stoney Trail, and the Tsuu T'sina

connector are minutes away — downtown Calgary is 15 minutes out, city limits is 16 minutes in the other direction on the Trans-Canada. This kind of Glamorgan opportunity doesn’t come often and won't last long. Call your favorite Realtor today.