



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Glenway Drive SW
Calgary, Alberta

MLS # A2323000



\$649,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, Vinyl Siding

Foundation: Combination, Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Exceptional bungalow on a beautiful, sought-after street! This spacious home offers 5 bedrooms, 3 full bathrooms, and an illegal basement suite, providing excellent flexibility for extended family, multi-generational living. The bright main floor features a welcoming living room with large windows, a functional kitchen with ample cabinetry and counter space, and a dining area perfect for family meals and entertaining. Three generously sized bedrooms are located on the main level, including a primary bedroom with its own private 3-piece ensuite, while a second full bathroom serves the remaining bedrooms. The fully developed lower level includes an illegal suite with 2 bedrooms, a full bathroom, a spacious living area, kitchen, and its own separate living space, making it ideal for extended family or guests. Outside, you'll love the huge backyard, offering plenty of room for children to play, pets to roam, gardening, or hosting summer gatherings. The expansive lot provides endless possibilities for outdoor enjoyment. The unbeatable location offers walking distance to Mount Royal University and close to Westhills Shopping Centre, North Glenmore Park, transit including the MAX bus line, major routes, excellent schools, parks, and recreational amenities. A fantastic opportunity to own a bungalow with excellent fundamentals in one of Calgary's most established and desirable communities. Whether you're looking for a spacious family home or a property with added versatility, this bungalow offers outstanding value in a fantastic location.