



GRASSROOTS
REALTY GROUP

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2623 Glenmount Drive SW
Calgary, Alberta

MLS # A2325319



\$1,069,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,849 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Heated Garage, P		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater		

****OPEN HOUSE SAT JULY 25 at 11AM-2PM & SUN JULY 26 at 2-4PM**** Picture yourself living in this spectacular home in Glendale; one of Calgary's most established communities. Situated on a quiet street on a rare 70-foot lot, this extensively updated unique and airy 1,849SF bungalow offers a functional layout with exceptional living space. The inviting front entry features slate tile flooring, plenty of custom built-in cabinets for storage, and a unique built-in water feature. Vaulted wood ceilings with exposed beams extend throughout the main living areas, creating a warm and distinctive atmosphere. The main floor is designed for both everyday living and entertaining. The renovated kitchen features quartz countertops, stainless steel appliances, a gas range, ample cabinetry and an oversized island. The adjoining dining area showcases wraparound windows and opens to the surrounding living spaces. The spacious primary bedroom features a generous walk-in closet. The updated 5 piece bathroom offers dual sinks, a separate shower, and a deep soaker tub. Two additional bedrooms, another full bathroom a living room with sliding doors to the deck and main floor laundry complete this level. The fully finished basement provides additional versatility with a large recreation/media room, flexible yoga or hobby area, a fourth bedroom, brand new three-piece bathroom and additional storage. Recent improvements include new basement flooring, basement furnace, hot water tank, fresh interior paint, and a new microwave hood fan. The sunny west-facing backyard offers a private outdoor setting with mature trees, new landscaping, and a newer composite deck (2022) with a pergola and gas line for your BBQ. The heated, insulated, drywalled double tandem garage provides exceptional functionality with additional storage, a workspace, mudroom area, and

sink, while the additional front parking pad offers convenient off-street parking for extra vehicles or guests. Located within walking distance to parks, playgrounds, tennis courts, multiple schools, outdoor skating rink, and the Glendale community centre. Glenmeadows/Turtle Hill Park is nearby for year-round recreation. With quick access to major roadways, transit, and downtown, this home offers an exceptional opportunity to enjoy space, updates, and location in one of Calgary's most desirable communities. Pack your bags and move right in!