



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3931 23 Avenue SW
Calgary, Alberta

MLS # A2327215



\$800,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home, Solar Tube(s), Stone Counters, Storage, Sump Pump(s)		

Inclusions: Microwave in Basement, Fridge in Basement, Security Equipment (No Contract), Gazebo In Yard

Behind mature hedges that create a sense of privacy and at the end of an interlocking brick pathway is a mid century home that's been lovingly cared for and thoughtfully improved. Built in 1954, this charming air conditioned, 5 bed (egress tbv), 2 bath bungalow in desirable Glendale showcases the character and craftsmanship that make homes of this era so special while offering comfort and flexibility for today's inner-city lifestyles. Stepping inside you will discover an inviting and functional home with almost 2200sq feet of total living space to love. Original hardwood flooring flows throughout much of the main level, while a solar tube fills the living room with natural light. The dedicated dining room showcases original built-in cabinetry that celebrates the home's mid-century roots. The well-appointed kitchen offers a sink with a window overlooking the yard, ceiling height cabinetry, newer s/s appliances including an induction stove, a dedicated coffee station, and plenty of counter and storage space. You'll find 3 bedrooms on the main floor including a spacious primary that can accommodate a king-sized bed. An upgraded 4pc bath offers a fresh feel with a quartz vanity and deep soaker tub. The finished basement offers exceptional flexibility with a spacious rec/living room, full summer kitchen, separate rear entrance, 2 additional bedrooms (egress status tbv) which could be used as a home gym, office or hobby room. A 3pc bath, and a spacious mechanical/laundry room with newer washer and dryer (2024) finish off the floor. This home is ready to adapt to your needs, whether you're planning to live with extended family, welcoming guests, or exploring future secondary suite potential (subject to City of Calgary approval). The sunny south-facing, fully fenced yard is designed for everything from quiet mornings to lively gatherings, featuring a stamped concrete patio

perfect for BBQs and dining al fresco, a shaded area with gazebo ideal for lounging, garden beds for green thumbs, interlocking brick fire pit area, and a shady tree perfect for a swing. Completing this homes offerings is a rare and super spacious 24' x 24' heated detached garage with a built-in vacuum system, providing space for your vehicles/toys, various projects, and seasonal storage. The location within the community is exceptional. Glendale School is just around the corner, with several other schools, playgrounds, and green spaces nearby. The community association offers tennis and pickleball courts, an outdoor skating rink, a community garden, and year-round events. Spend weekends exploring Optimist/Edworthy Parks, Turtle Hill, and Bow River pathways and enjoy the convenience of the West Hills Shopping & Entertainment District and the shops, cafés/restaurants along 17th Avenue SW. Commuters will have easy access to public transit and DT, and convenient connections to Crowchild Trail, Sarcee Trail, and Highway 1 for effortless travel throughout the city and weekend escapes to the mountains.