



GRASSROOTS
REALTY GROUP

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3324 Morley Crescent NW
Calgary, Alberta

MLS # A2329119



\$949,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/a

Bungalow Living, Steps from the University, shops, LRT station and Nose Hill Park — Charleswood Tucked into one of Charleswood's quietest streets, this bungalow faces directly onto a green space and offers over 1,270 sq ft of freshly painted living space on the main floor alone. A deck at the front takes in the view, while Hardie board siding, new windows, and an oversized single attached garage round out an exterior built to last. Inside, gleaming hardwood and tile flooring runs through the main level, leading into a fully upgraded kitchen finished with granite countertops and new windows throughout. Three bedrooms and a 4-piece bathroom complete the main floor, along with a sunroom that opens onto a private treed patio with a gently sloped backyard. --A rare find in this price point. The basement is fully developed and adds real flexibility: sub-floor in two additional bedrooms with egress windows & a spacious family room, a 3 piece bathroom, and a generous laundry room with ample room for storage. A public walkway runs alongside the home, adding a bit of extra separation from the neighbouring property. Location is the standout here. Just minutes from the University of Calgary, Nose Hill Park, Confederation Park, Brentwood Village Shopping Centre, Market Mall, Foothills Medical Centre, and the Alberta Children's Hospital are all close by. University LRT station is a six minute walk allowing convenient commutes to downtown and beyond. The surrounding streets have seen steady reinvestment in recent years, from renovations to new builds, making this a community with strong long-term upside. If you're looking for a comfortable, move-in ready family home in a mature, tree-lined setting, this is a rare opportunity in a location that does not come up for sale often Book your showing today!

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