



GRASSROOTS
REALTY GROUP

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30 Gateway Drive SW
Calgary, Alberta

MLS # A2335825



\$799,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Amazing lot, amazing community and amazing home. Just a five-minute walk to the C-Train! Situated on an impressive 69' x 100' lot in the desirable community of Glendale, this beautifully maintained and updated home offers an exceptional combination of space, convenience and future potential. Commuters will love being only a five-minute walk from the C-Train, while families will appreciate the close proximity to both the Spanish school and Christian school, along with several other nearby schools, parks, shops and amenities. The stunning backyard is ready to enjoy, featuring a fire pit, raised garden beds and plenty of space for outdoor entertaining. It also offers incredible potential for future enhancements. Dreaming even bigger? The generous lot may allow for a stunning reverse carriage house and garage without sacrificing your backyard space (subject to City approval and appropriate permits). Step inside to a well-maintained and beautifully updated main floor. The bright, open-concept layout features a spacious living room with a wood-burning fireplace, a welcoming dining area and a well-appointed kitchen with maple cabinetry, stainless steel appliances and a large island with seating. The primary suite comfortably accommodates king-sized furniture, includes two closets and a beautifully renovated three-piece ensuite with heated floors and a 10 mm glass shower. Two additional bedrooms with ample closet space and a large four-piece bathroom complete the main level. The fully finished basement offers a fourth bedroom, another four-piece bathroom, a laundry room, ample storage and a large family and recreation room complemented by a second wood-burning fireplace. Recent updates provide added peace of mind, including newer windows approximately six years old, shingles approximately three years old and a furnace approximately two years old.

The double attached garage keeps your vehicles and belongings protected from Calgary's four-season weather. With an expansive lot, a backyard fire pit, two wood-burning fireplaces and an unbeatable location just steps from the C-Train, schools, Optimist Athletic Park, shopping and everyday amenities, this Glendale property is a rare opportunity you won't want to miss.