



GRASSROOTS
REALTY GROUP

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**1916 Green Ridge Road SW
Calgary, Alberta**

MLS # A2340532



\$759,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Shed In backyard, Vintage drinks fridge, metal flower beds.

OPEN HOUSE SUNDAY OCT 4th, 1-3PM Glendale!! A perfect neighbourhood for families! The home: Beautiful, extensively upgraded and exceptionally well-kept, this Keith Built bungalow offers 4 bedrooms, 2 full bathrooms and 1,659 sq. ft. of finished living space. The bright, open main floor features large windows, original hardwood floors and a 2022 renovated kitchen with a large island and plenty of storage. Three bedrooms are located on the main floor, all with built-in closet organizers, along with a beautifully renovated bathroom. Downstairs adds a comfortable family room with a wood-burning fireplace and gas starter, fourth bedroom, full bathroom, flex space, laundry and excellent storage **MAJOR IMPROVEMENTS INCLUDE the kitchen, bathrooms, appliances, hot-water tank, front door, interior and exterior paint, landscaping and irrigation for the planters & shrubs. The huge, private and fully fenced backyard is a standout, with mature trees and lilacs, perennial gardens, raised planter beds, a large deck and plenty of room for kids, pets and entertaining. There is also a single detached garage, shed and driveway parking for multiple vehicles. Glendale offers mature trees, quiet curved streets, four nearby schools and outstanding recreation, including Turtle Hill, an outdoor rink, tennis, pickleball, ball diamonds, sports fields and two indoor arenas at Optimist Athletic Park. The C-Train is about two blocks away, downtown is a quick 15 min jaunt, and everyday shopping and amenities are very close by. Huge lot at 6650SF (65x100). *Basement bedroom does not meet current egress code requirements. You will love this home!