



GRASSROOTS
REALTY GROUP

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3 Glenway Drive SW
Calgary, Alberta

MLS # A2341536



\$780,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Heated Garage, Quad or More Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows		

Inclusions: Garage bench and shelving. tv wall brackets. Wood planter box in backyard

OPEN HOUSE SATURDAY SEPT 12TH 1:00-3:00PM*****If you've been searching for a home with character, warmth and a little bit of swagger, you have just found it. With over 2,000 sq. ft. of thoughtfully renovated living space, this home strikes that elusive balance between mid-century soul and modern-day comfort. The original character hasn't been erased—it's been celebrated, refreshed and given a modern twist. Step inside through the generous entryway and you're immediately drawn into a bright, open main floor filled with natural light. At the heart of the home is a stunning kitchen designed to be both beautiful and functional with pull out soft close drawers, complete with on demand hot water and a gas range for the chef who loves to cook—and entertain. The living room is full of personality, featuring built-in seating tucked into the north-facing window that invites you to settle in with a coffee, a good book, or a glass of wine. The generously proportioned primary bedroom offers plenty of room to breathe with a unique built in Bio-flame ethanol fireplace, along with an ensuite that is anything but ordinary. For those that like steam showers look no further, plus the funky tile is a must-see—a playful nod to the home's mid-century roots and one of those details that makes this house feel like itself. The ensuite also offers in floor heating to keep the toes warm. The second bedroom is currently being used as an office. A convenient two-piece bathroom completes the main floor. Downstairs, the possibilities continue. A large flex room offers space for a home office, gym, creative space or whatever life calls for, while separate storage keeps everything organized. Two additional bedrooms provide flexibility for family or guests, and the large family room—with its gas fireplace—is made for movie nights, lounging and

gathering. Then there's the backyard. South-facing and generously sized, it offers plenty of room for gardens, games, pets and summer gatherings. Gather around the gas fire pit with friends, watch the kids play, or simply enjoy a little more sunshine at the end of the day. And for those who need serious garage space, this home delivers in a big way: two double detached garages. One features double doors and a gas furnace, while the second has one large door and offers exciting potential to transform into a studio, workshop, creative space or something entirely your own. This is a home that truly brings a lot to the table: move-in ready, roughed in Air Conditioning as a bonus and full of personality all on a huge 7147sq.ft. lot. Close to schools, shopping and transit, with quick access to downtown and Sarcee Trail. If you've grown tired of touring the same predictable renovations—white walls, generic finishes and homes that all seem to look alike—come see what happens when a renovation leaves room for soul. This one has it. And it might just be the home you've been waiting for.