



GRASSROOTS
REALTY GROUP

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28 Gainsborough Drive SW
Calgary, Alberta

MLS # A2344269



\$699,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Enclosed, Front Drive, Insulated, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Composite Siding, Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: metal shed

Open House Saturday October 10 1-3 pm Exceptional opportunity to own this meticulously maintained, nearly 1,200 sq. ft. bungalow, ideally situated on a spacious lot in the company of several nearby homes with high-end renovations. Located on a peaceful street and just steps from the Glamorgan Community Centre, two schools (Public K-9 and Catholic K-6), and a large park space, this home sits in an above-average location. Homes in this coveted area are rare and present numerous possibilities. Features include original hardwood floors, a classic floor plan with three sizable bedrooms, a functional kitchen, generous windows, and abundant natural light. The basement currently serves as one large rec room with laundry and storage. The updated roof (2011) appears to be in excellent condition; the high-efficiency furnace is serviced annually, with the latest service in October 2025. The electrical panel has been replaced, and A/C has been added. The oversized single attached garage with an approx. 12' ceiling is insulated and drywalled and has a newer garage door and opener. The 60' wide lot offers ample room for future expansion; a double garage in the backyard could be easily added with laneway access, and the flat lot provides plenty of space for outdoor activities. Conveniently located near Mount Royal University, shopping, schools, downtown, North Glenmore Park, major transit routes, and more. Please note: Virtually staged photos are included for illustrative purposes only.