



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3025 Roxboro Glen Road SW
Calgary, Alberta

MLS # A2346024



\$2,495,000

Division:	Roxboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,971 sq.ft.	Age:	1942 (84 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Storage, Sump Pump(s)		

Inclusions: N/A

Situated on an impressive 75' x 128' west-backing lot directly across from Roxboro Park, this exceptional property offers a unique combination of scale, setting & opportunity. Whether envisioned as a remarkable new build, a thoughtful renovation, or a reimagining of the existing home, the generous proportions & preferred East-West exposure provide an extraordinary canvas for the future. The existing residence offers 1971 sq ft of single level living. The main level features beautiful hardwood floors & a spacious living-dining area anchored by a beautiful wood-burning fireplace, with expansive floor-to-ceiling windows overlooking the green space & mature trees across the road. A number of important updates have already been completed, including two new bathrooms, a new roof (house & garage) & new flooring, while the home's original character remains intact. The kitchen is older but highly functional, with a new cooktop & SS appliances; the cozy breakfast nook is sure to become a favourite gathering spot. A charming pass-through connecting the kitchen & dining area is a delightful nod to the home's era & could easily be incorporated into a future renovation. Three generously sized bedrooms & a bright, spacious den complete the main floor. The west-facing backyard is truly exceptional: private, peaceful & beautifully proportioned. Large neighbouring lots create generous separation & setbacks, contributing to a sense of space & privacy that is increasingly difficult to find in the inner city. Mature trees frame the property & enhance the feeling of a private retreat. The lower level is unfinished & offers excellent potential for additional living space. Large above-grade windows bring natural light into the basement, making the possibilities easy to envision - currently laundry & substantial storage are in place. The furnace, hot water tank & electrical

panel were updated in 2013/2014, the washer & dryer were replaced within the past year. The location is second to none. With Roxboro Park directly across the street, community tennis courts, playgrounds & expansive green space at your doorstep, the setting feels remarkably tranquil, yet a short stroll down Roxboro Road puts you within easy reach of top rated schools & the shops, restaurants & amenities of 4th St & 17th Ave. The Elbow River pathway system provides endless opportunities for walking, running & cycling, while the nearby parks & off-leash areas further enhance the exceptional lifestyle this location offers. It is a rare combination: the privacy & scale of a much larger estate property, paired with the convenience & energy of one of Calgary's most sought-after inner-city neighbourhoods. A significant property in an irreplaceable setting. An extraordinary opportunity to renovate, reimagine or create an entirely new architectural statement in Roxboro, call for more information!