



GRASSROOTS
REALTY GROUP

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5327 17 Avenue SW
Calgary, Alberta

MLS # A2348749



\$759,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, 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 Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated bungalow in Glendale, one of Calgary's most established and desirable west-side neighbourhoods. The location is fantastic, with the C-Train just a block and a half away, an easy commute downtown, West Hills shopping nearby, and quick access west when it's time to escape to the mountains. You're also within walking distance of Optimist Park, Glenmeadows School with its Spanish Bilingual program, Vincent Massey Junior High, St. Gregory School, and Calgary Christian Secondary School. Inside, the main floor was completely renovated in 2019, creating a bright, contemporary home that still feels warm and inviting. Beautiful wide-plank engineered hardwood floors run throughout the main living spaces, while large windows take full advantage of the sunny south-facing backyard and fill the home with natural light. The kitchen is a standout, featuring crisp white custom cabinetry, smooth white quartz countertops, a large island with seating, and some seriously thoughtful storage. Each of the two large island cupboards features two pull-out drawers, there's a custom knife drawer beside the stove, and floor-to-ceiling hidden storage beside the fridge incorporates push-release cabinetry for a clean, streamlined look. The living room is anchored by a floor-to-ceiling tiled fireplace surround and large electric fireplace, creating a cozy spot to relax at the end of the day. All window coverings are included, including new blackout blinds installed in all main-floor bedrooms in 2025. Downstairs is where the fun happens, with a large rec room that's perfect for movie nights, games, or hanging out, plus a bar area for entertaining. The bathrooms have also been beautifully updated with contemporary fixtures and great tile work. An oversized storage and laundry room provides plenty of additional space and

includes the washer and dryer, installed in 2019. Outside, the south-facing backyard is a huge part of what makes this property special. It's spacious, sunny, incredibly private, and surrounded by mature trees, with a massive deck measuring approximately 30' x 20' that gives you loads of room for summer BBQs, dinners outside, or just soaking up the sunshine. There are two garden sheds for bikes, tools, and seasonal storage, plus a cement sport court area along the side of the house and convenient back-alley access. A new shingled roof was installed in 2023 and comes with a five-year workmanship warranty and 50-year shingle warranty. Beautiful updates inside, an amazing private south-facing yard outside, thoughtful extras throughout, and a location that makes everyday life easy—this is a fantastic opportunity to call Glendale home. For more details and to explore the 360° virtual tour, click the links below.