



GRASSROOTS
REALTY GROUP

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2031 Glenwood Drive SW
Calgary, Alberta

MLS # A2349478



\$824,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Covered, Enclosed, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Pie Shar		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Bedroom Wardrobes/Closets		

WOW! RARE OPPORTUNITY! Discover this extraordinary detached bungalow in the sought-after community of Glendale, SW Calgary, situated on a sprawling 8,837 sq. ft. lot! Lots that are as massive as this one are seldom available! This one-of-a-kind property boasts 2,260 sq. ft. of living space with 3 spacious bedrooms, 2 spa-inspired bathrooms, and a single detached garage (via driveway easement)! Loaded with renovations and updates, this home truly has it all! Noteworthy features here include: newer furnace (2016), newer hot water tank (2016), newer central air conditioning (2024), newer asphalt shingles (2016), newer washer and dryer, newer top-of-the-line stainless steel appliances (including a gas stove/electric oven with pot filler and refrigerator with water and ice purification system), granite countertops, heated floors in the main bathroom, natural gas fireplace, central vacuum system, gleaming oak hardwood floors, brand-new carpet (September 2026), and natural gas BBQ hookup! The desirable west-facing backyard and east-facing front yard provide excellent natural light throughout the day. This remarkably large, fully fenced, private 821 sq. m. lot is an absolute standout feature, offering an abundance of outdoor space and incredible future potential! Ideally located close to schools, shopping, transit, parks, and all amenities, this is a distinctive opportunity to own a coveted property in one of Calgary's established communities. Don't miss out — call today!