



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311 Glamorgan Crescent SW
Calgary, Alberta

MLS # A2350961



\$899,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s)		
Inclusions:	Irrigation		

****OPEN HOUSE - SAT OCT 10 (12-2pm)****Set beneath a canopy of mature trees on one of Glamorgan's quietly established streets, this inviting family home blends classic character, generous living spaces and thoughtful updates. A covered front entry and beautifully treed setting create timeless curb appeal, while inside, the layout offers an impressive amount of room to gather, entertain and find a quiet space of your own. Hardwood flooring carries through much of the main level, where multiple living areas give the home flexibility for everyday family life. The living room is anchored by a gas fireplace, while the oversized office has a second gas fireplace, creating an especially comfortable work-from-home space, library or sitting room. The formal dining room has room for a full-sized table and is brightened by a bay window. The kitchen is spacious and highly functional, with white cabinetry, new countertops, subway tile, extensive workspace and a stainless steel gas range beneath a substantial hood fan. A large window over the sink brings in plenty of natural light, while the adjoining breakfast area and family room keep the heart of the home connected. Whether it is weekday dinners, weekend baking or a house full of friends, there is space here for everyone to settle in. Upstairs, the primary bedroom is a true retreat, complete with two walk-in closets, featuring California Closets organization. The remodelled ensuite is a standout, with a freestanding soaker tub, double vanity, heated floors and a steam shower. Two additional bedrooms and another full bathroom complete the upper level. The developed basement adds even more usable space with two additional bedrooms, a four-piece bathroom and a large recreation area. A dedicated gym features industrial-style flooring and California Closets storage, giving workouts and equipment a proper

place without sacrificing the rest of the lower level. Outside, the backyard is designed to be enjoyed. The composite deck provides plenty of room for outdoor dining and lounging, while established landscaping and irrigated flower beds make it easier to keep everything looking its best through the warmer months. The double attached garage has also been upgraded with new flooring. Additional improvements include central air conditioning, a newer furnace, hot water tank and a newer roof, adding comfort and peace of mind to an already well-rounded home. Glamorgan remains one of southwest Calgary's most appealing established communities, known for its mature streets, parks, schools, everyday amenities and convenient access around the city. With five bedrooms, multiple main-floor living spaces, two gas fireplaces and a long list of meaningful updates, this is a home with the space to grow into and the character that is increasingly hard to find.