



GRASSROOTS
REALTY GROUP

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5712 Layzell Road SW
Calgary, Alberta

MLS # A2224779



\$737,500

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, See Remarks, Soaking Tub		

Inclusions: Piano, Desk in Basement

Welcome to this well-maintained, custom-built bungalow offering over 1,800 sq. ft. of living space across the main and lower levels. Thoughtfully updated, this home blends mid-century character with modern comfort and functionality. Recent upgrades include: new double glazed triple-pane windows (2016), a full kitchen and bathroom renovation (2022), fresh exterior fence painting (2024), Hardie board siding, a new roof (2022), new furnace (2023), and a new hot water tank—giving peace of mind for years to come. The bright main floor showcases a spacious living room with hardwood flooring and a cozy wood-burning fireplace, a renovated kitchen with a large island and stylish finishes, a generous dining space, two bedrooms, and a beautifully updated 5-piece bathroom. The finished basement expands the living space with a third bedroom, a den, an office, an oversized recreation/games room, storage, and laundry. Outdoors, you’ll find a private fenced yard, patio area, and an oversized double garage (26’x 25’) with lane access. This home is an excellent opportunity for those seeking a move-in ready bungalow with extensive updates and plenty of space for family living. North Glenmore Park is a sought-after inner-city community, celebrated for its easy access to recreation, education, and amenities. Nearby you’ll find Glenmore Athletic Park, River Park off-leash area, Sandy Beach, the Glenmore Reservoir, and multiple golf courses including Lakeview and Earl Grey. The area is home to excellent schools at every level, including Central Memorial High School and Mount Royal University. With public transit options close at hand and quick connections to Crowchild Trail, Glenmore Trail, and Stoney Trail, this is a community that combines convenience with lifestyle.

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