



GRASSROOTS
REALTY GROUP

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**2612 Glencastle Street SW
Calgary, Alberta**

MLS # A2238387



\$694,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	861 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: n/a

Welcome to your dream home in the heart of Glendale! This stunning bungalow, situated on a desirable street, offers the ideal combination of modern amenities and classic charm. It sits on a 50'x100' flat lot with R-CG zoning. Whether you are seeking your first home, investment property, or development opportunity, there are endless possibilities here. Upon entering the home, you will be immediately captivated by the beautifully refinished hardwood floors that flow seamlessly throughout the spacious main floor. The living room's large windows flood the space with light, creating a warm and inviting atmosphere. The kitchen is a chef's delight, equipped with ample cabinetry for all your culinary needs and offering views of the spacious backyard—ideal for outdoor gatherings and summer barbecues. The primary bedroom boasts ample natural light and generous closet space. The additional bedroom is well-appointed and versatile, suitable for family, guests, or a home office. The five-piece bathroom has been tastefully updated with modern fixtures and finishes. Freshly touched-up paint throughout the home provides a crisp, clean backdrop for your personal style. Basement is partially finished & offers a large rec room along with a 3-pc bathroom. Plenty of storage space and room for future development. Step outside to discover a backyard that truly sets this home apart, offering a perfect setting for relaxation and outdoor entertaining. The home comes with a detached single garage and an air conditioning unit, ideal for cooling down during the hot summer days. Conveniently located near top-rated schools, shopping, dining, and entertainment options, this bungalow in Glendale is an exceptional find. Don't miss the opportunity to make this exquisite home yours. Schedule a private showing today and experience

the beauty and charm of this remarkable property firsthand.