



GRASSROOTS
REALTY GROUP

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**14 West Glen Crescent SW
Calgary, Alberta**

MLS # A2243225



\$775,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, RV Gated, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this delightful 1095 sq ft bungalow, brimming with pride of ownership and timeless charm. Nestled in a sought-after crescent, this home boasts wonderful curb appeal with freshly painted exterior, a 1-year-old roof, high efficient furnace and a newer hot water tank. The main floor features hardwood flooring hidden beneath carpet in most areas, offering a fantastic opportunity to restore its classic beauty. This cozy home offers 2 spacious bedrooms upstairs, with the potential to easily convert to a 3-bedroom layout to suit your needs. While the home could benefit from some modern upgrades, its solid bones and well-maintained condition make it a perfect canvas for your personal touch. Enjoy the convenience of an oversized single garage, ample RV parking, and a private backyard perfect for relaxation or entertaining. Don't miss this gem in a prime location – a rare find with endless potential!