



**GRASSROOTS**  
REALTY GROUP

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**44 Gordon Drive SW**  
**Calgary, Alberta**

**MLS # A2260749**



**\$699,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Garden, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Built-In Bedframe & Night Stands in Primary, Attached Shelf & Mirror at Entrance, Bench in front yard.

Welcome to 44 Gordon Drive! This beautifully maintained bungalow radiates pride of ownership from the moment you step inside. The main floor features a bright, south-facing living room that flows seamlessly into the spacious formal dining area. The kitchen is thoughtfully designed with ample cabinetry, space for a casual dining table, and a lovely view of the cheerful backyard. Down the hall, the primary bedroom offers two closets and a private ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement adds even more living space, complete with new carpet, a cozy electric fireplace, and a 3-piece bathroom built within the past five years. You'll also find a generous storage room with shelving and a cedar closet, a roomy utility space with additional storage under the stairs, and a 4th bedroom. The utility area includes central vacuum, a newer hot water tank (2024), a water softener system, and the original but meticulously maintained furnace. Outside, the backyard is a true retreat with its beautifully landscaped yard, brick patio, and raised garden beds—perfect for summer evenings. The detached garage, built in 2019, includes a Level 2 EV charger. Additional highlights include newer carpet throughout (installed within the past 5 years) and original hardwood flooring beneath the main level carpets if you prefer a different look. Move-in ready, this charming home is located in the desirable, well-established community of Glamorgan, with quick access to Richmond Road, 37 Street W, Glenmore Trail, and Sarcee Trail.