



GRASSROOTS
REALTY GROUP

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6304 Crowchild Trail SW
Calgary, Alberta

MLS # A2262882



\$825,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,039 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Chest Freezer in Basement, Refrigerator in Basement

**** Open House Saturday October 18th from 11:30AM - 1:00PM! **** Welcome to this beautifully renovated over 2000sq ft mid century modern bungalow on a huge lot with an abundance of natural sunlight throughout the day on a sprawling lot in Calgary's highly desirable inner-city community of Lakeview. This home has been thoughtfully transformed by its current owners—who had no plans to move—showcasing premium finishes, new lighting, fresh paint, and modern flooring throughout. The main level features three spacious bedrooms, including a serene primary suite with a private ensuite, while the lower level offers an additional bedroom ideal for guests or extended family. The massive private backyard offers 3 separate areas getting East, South and West sun. Located on a lower plane beneath Glenmore Trail, the property enjoys remarkably reduced traffic noise compared to other nearby homes. Car enthusiasts and families alike will appreciate the rare combination of a single detached garage plus an oversized double detached garage, with lane access providing the space for a RV/Boat or for your fourth garage setup. A long front driveway offers even more parking space. Additional upgrades include a newer roof and two brand-new furnaces (2023), ensuring both comfort and peace of mind for years to come.