



GRASSROOTS
REALTY GROUP

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123 Glacier Drive SW
Calgary, Alberta

MLS # A2271776



\$639,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Outside		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Vinyl Windows		

Inclusions: Shed

Welcome to a charming, well-kept original bungalow on a 500 sq. m. lot in the highly sought-after, family-friendly community of Glamorgan. Offering 3+1 bedrooms and 2 full bathrooms, this home is the perfect opportunity to break into the SW detached market without breaking the bank. The main level features original hardwood floors, a bright and functional layout, and plenty of potential for future renovation or expansion. The lower level includes a cozy fireplace, additional bedroom, full bath, and ample storage—ideal for guests, teens, or a home office. Several key updates have been completed over the years, including windows, roof, exterior paint, and hot water tank, allowing for peace of mind while you plan your personal touches. Sitting on a relatively flat, rectangular lot with mature trees on a desirable street, this property offers excellent flexibility for gardening, outdoor living, or future redevelopment. All of this in an unbeatable location: walking distance to Mount Royal University, close to Westhills shopping, North Glenmore Park, major routes, great schools, transit (including MAX bus line), playgrounds, and recreational spaces. A fantastic opportunity in one of Calgary's favourite established communities. Book your showing today.