



GRASSROOTS
REALTY GROUP

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36 Glenview Drive SW
Calgary, Alberta

MLS # A2281998



\$999,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,492 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Rubber, Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, See Remarks, Stone Counters, Storage, Wet Bar		
Inclusions:	NA		

Welcome to this extensively updated, 1491 sq ft bungalow with a single attached garage, double detached garage on an oversized 7018 sq ft lot with 70 ft frontage on a very quiet and charming Glendale street! The main floor of this home features an open concept living room, dining room and kitchen and the entire main level was completely renovated 6 years ago including: refinished hardwood flooring, new lighting, knockdown ceilings, potlights, new paint/baseboards/trim, fully redone bathrooms, new kitchen, new plumbing, several new windows, all new electrical wiring, new electrical panel, new central vac and new hot water tank. The stylish and modern kitchen has custom cabinetry, marble countertops, full wall height tile backsplash and stainless steel appliances including a range with induction cooktop and a chimney hoodfan. 3 bedrooms above grade including the primary bedroom with a custom-built wall closet and gorgeous 3-piece ensuite with tile and glass shower. 2 more bright bedrooms on the main level and a modern 5-piece bathroom with 2 sinks. The basement was taken down to the studs and rebuilt in 2021 and has a great layout with 1211 sq ft of living space. The rebuilt basement included: new wiring, wall insulation and spray foam insulation on joists, drywall, knockdown ceilings, potlights added and new light fixtures, new windows, doors, trim, and paint, new vinyl plank flooring throughout the basement (tile in the bathroom and laundry room), cabinetry, laundry appliances, all of it was done new. The basement family room features a great TV area along with a custom bar with built-in shelves. Bright bedroom with egress window, 3-piece bathroom with and spacious laundry room with plenty of built-in storage cabinetry, sink, counter space and hanging rack. Den or workout room also found in the basement along the utility room and plenty of

storage space. Durable and long lasting rubber roofing on the house and on the attached oversized 25 ft x 21 ft single garage. Massive private yard with newer fencing (2020) and an oversized 23 ft x 21 ft heated detached garage.