



**2623 Glenmount Drive SW  
Calgary, Alberta**

**MLS # A2291116**



**\$1,150,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Tandem		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater		

O/H March 7 & 8 noon to 2 . Quietly positioned along a tree-lined street in the established community of Glendale, this beautifully renovated 1,840 sq ft bungalow blends timeless mid-century character with the comfort & function of thoughtful modern upgrades. Set on an oversized 70' wide lot, the property delivers exceptional outdoor space, architectural charm & a layout designed for everyday living & effortless entertaining. A spacious foyer introduces the home with custom built-ins for organized storage & display. Overhead, dramatic vaulted wood-paneled ceilings with exposed beams highlight the home's original architectural beauty while establishing a warm & welcoming atmosphere throughout the main living areas. Relax beside the charming wood-burning fireplace in the living room or open the sliding patio doors to extend gatherings outdoors, supporting a seamless indoor & outdoor lifestyle across every season. Designed for both style & function, the beautifully updated kitchen showcases quartz countertops, timeless subway tile, stainless steel appliances including a gas range & a large central island that naturally brings family & guests together. A gas fireplace shared with the dining space adds warmth & ambiance while oversized windows fill the dining area with natural light, creating an inviting setting for daily meals & special occasions alike. Conversation easily continues in the adjacent family room where a comfortable layout encourages connection after dinner or quiet evenings at home. Rest & recharge in the spacious primary retreat featuring oversized west-facing windows & a custom walk-in closet designed for practical organization. A spa-inspired 5-piece bathroom elevates everyday routines with dual sinks & a deep soaker tub designed for relaxation. Two additional bedrooms & a stylish 3-piece bathroom complete the main level.

Downstairs, the fully finished basement provides flexible living space for changing family needs with a large recreation room suited for movie nights or games, a versatile nook ideal for hobbies, study or play, plus a fourth bedroom & a 3-piece bathroom that comfortably accommodates guests. An insulated, drywalled & heated double attached tandem garage offers exceptional year-round convenience while providing additional workspace & storage options. Outdoor living shines in the expansive west-facing backyard where a pergola-covered deck with gas line supports effortless summer barbecues & relaxed evening gatherings. Generous yard space created by the oversized lot allows plenty of room for kids & pets to play while mature trees contribute privacy & a peaceful setting. Phenomenally located within walking distance to several schools & the community centre with an outdoor skating rink, tennis courts & playgrounds. Additional recreation is nearby at Glenmeadows/Turtle Hill Park. Plus enjoy quick access to downtown, the LRT & major routes.