



**35 Meadowview Road SW
Calgary, Alberta**

MLS # A2291651



\$865,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Washer, Dryer

Welcome to this beautifully maintained and thoughtfully updated home in desirable Meadowlark Park a peaceful inner city neighborhood. This location is central and provides large spacious lots with mature trees and huge yards. This area is perfect blend of suburban tranquility and urban convenience, all just a quick 10-minute drive to downtown Calgary, close to the ring road which provides a quick and easy access to major roadways. This exceptional space features a bright, airy layout with large windows, a spacious living room, quartz countertops throughout the kitchen, a large island ideal for gatherings and ample cabinetry. The home boasts five bedrooms, three above ground and two in the basement and fully renovated bathrooms. The 2 BEDROOM BASEMENT Illegal SUITE is completely separate including its' own entrance, a spacious living room, kitchen, laundry and bathroom. Outside, you'll find a large double car garage. The sunny, southwest-facing patio and a fully fenced yard, is perfect for hosting BBQs, casual dining, or simply relaxing in your private outdoor sanctuary. Recent enhancements include a high-efficiency furnace, and a new hot water tank, ensuring optimal comfort and efficiency year-round. Easy access to Chinook LRT, Elbow Drive, Macleod Trail, and Glenmore Trail keeps you connected to the city, while being minutes from Chinook Centre, restaurants, and entertainment, you will love proximity to top rated schools, off leash parks, and walking trails. Book your showing today and get ready to call this home.