



**119 Gladstone Gardens SW
Calgary, Alberta**

MLS # A2135359



\$545,000

Division:	Glamorgan		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1989 (35 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 503
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Storage		

Inclusions: N/A **Property is sold as is, where is, at time of possession. No warranties or representations.**

****Property is sold as is, where is, at the time of possession. No warranties or representations.**** Welcome to this lovely villa bungalow with a long list of features including soaring vaulted ceilings and skylight, a main floor den tucked in by the front entrance, a formal dining room to entertain your friends, a functional kitchen with lots of cupboards and counter space, a breakfast nook with access to the sunny west exposure back deck that is ideal for those summer BBQs. A large living room complete with a cozy gas fireplace. Main floor laundry room with cupboards and sink. You will also find a spacious primary bedroom complete with a full ensuite. On the lower level, you will be pleased to find an additional bedroom, a large den/office space, a huge recreation room complete with a gas fireplace and walkout patio doors to the backyard, and a surprising amount of storage space. All this plus a terrific location close to shops, parks, bike paths and transportation.