



**GRASSROOTS**  
REALTY GROUP

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**35 Glenview Drive SW  
Calgary, Alberta**

**MLS # A2138905**



**\$825,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Covered, Driveway, Enclosed, Front Drive, Garage Door		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Garden, Private, Rectangular Lot, S		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Laminate Counters, See Remarks, Separate Entrance, Skylight(s), Storage, Wet Bar		

**Inclusions:** Shed X 2, Greenhouse, Garden Beds

WOW! ONE-OF-A-KIND PROPERTY that sits on a 67' X 100' LOT with a WEST-FACING BACKYARD on a QUIET STREET in the sought-after community of Glendale! INCREDIBLE CITY VIEWS FROM THIS LOT! RARE OPPORTUNITY to own a fully developed home that boasts over 2,900 square feet of fully developed living space with 5 bedrooms, 2 bathrooms, custom built upstairs bonus room, and two kitchens (the basement has the potential for an illegal suite)! Updates/upgrades here include: newer furnace, electrical panel, hot water tank (all replaced within the last 10 years), two fireplaces (one wood-burning, one natural gas), three large skylights, original oak hardwood flooring, central vacuum system, multiple balcony/deck spaces, shed/greenhouse and garden beds! This home has a single attached garage (drywalled and insulated) and a full-size front driveway for additional parking! Close to all amenities; minutes to downtown, major roadways, Calgary Transit C-Train, and local schools/shopping/retail! Don't miss out, call today!