



**120 Glacier Drive SW  
Calgary, Alberta**

**MLS # A2148962**



**\$734,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** Hot Tub, Garage Electric Heater, Sunroom with furniture & Heater, BBQ, Deck Furniture: Table, Chairs, Umbrella, Wine Barrels, TV & Bracket.

**OPEN HOUSE** Saturday July 20th, 1:30-4pm. Located in the desirable inner-city community of Glamorgan this Bungalow has been lovingly maintained and upgraded over the years. Great curb appeal as you arrive with a large front deck to enjoy the morning sun. As you enter, you'll immediately appreciate the **CENTRAL AIR-CONDITIONING** on these hot summer days! An open living room area, TV included, is great for entertaining with dining room and large Island that opens to the kitchen. Kitchen is well designed with white cabinetry, lots of storage in the large butcher-block style Island and a large bay window affording lots of sunlight. A huge Primary bedroom with 2 closets, sitting area and access to the front deck. 2nd bedroom, currently being used as an office space, both share the updated 3 pc Bath with large glass Shower. Vinyl plank flooring throughout the main level of this home. (The original Hardwood is under the LR & DR portion). The lower level is fully finished and includes a large recreation room with wood burning Fireplace, TV included. An additional Den/Bedroom area has a large walk-in closet / storage room. There is also a 3pc bath along with space for a gym or additional bedroom. Furnace with air purification, AC were installed in 2021 and HWT approximately 5 years ago. This home has a fabulous outdoor space that is private and west facing. With a large deck, it features a spacious 3 season Sunroom that is electric heated and includes the furniture. A brand-new Hot Tub sits on the stone patio with steps for access. A covered BBQ area, BBQ included and a large patio table and chairs, also included. The garage has electric heat and lots of storage. A great location on a quiet street within walking distance to Mount Royal University, Glamorgan TLC School & St. Andrews School. Great proximity to Downtown,

Westhill's Shopping Centre, Grey Eagle Events Centre, restaurants and entertainment with great access to major roadways allowing quick access to out of town. Book your showing today!