



27 GLACIER Drive SW
Calgary, Alberta

MLS # A2150672



\$699,999

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|------------------|------------------------|---------------|-------------------|
| Division: | Glamorgan | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,095 sq.ft. | Age: | 1964 (60 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Separate Entrance | | |

Inclusions: N/A

Welcome to this ideal corner lot, conveniently located within walking distance of Mount Royal University and local shopping center. This home boasts three bedrooms upstairs , renovated bathroom , a beautiful kitchen and original refinished hardwood flooring .The finished basement features a separate entrance, one bedroom , living room and three-piece bathroom. There is even more potential for this property with the recent blanket zoning changes in Calgary, this property offers potential for multi-unit development, pending city of Calgary approval. Its proximity to Mount Royal University makes it an excellent rental property. Don't miss this fantastic opportunity . This home is in excellent condition and wont last long on the market, Make it your home today!