



**35 Glenview Drive SW
Calgary, Alberta**

MLS # A2153174



\$775,000

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

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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), 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!