



**GRASSROOTS**  
REALTY GROUP

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**71 Greenwood Crescent SW**  
**Calgary, Alberta**

**MLS # A2203950**



**\$864,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	Shed, Basement: stove, hoodfan, microwave		

Welcome home to 71 Greenwood Crescent - Charming 4-Level Split in Glamorgan with Illegal Studio Suite & Steps from Mount Royal University! Discover this beautifully maintained 4-level split in the desirable community of Glamorgan, offering a versatile layout perfect for families, investors, or those seeking rental income. Ideally situated just minutes from Mount Royal University, this home provides both convenience and potential! The inviting main floor open concept living room, kitchen & dining is ideal for family gatherings with plenty of natural light from the east and west windows and large skylights. Upstairs are 3 bedrooms with the primary having a large walk-in closet and completing the area is a beautiful updated main bath with separate tub and oversized glass shower & in-floor heat. The lower level has in-floor heat throughout and can be used for multiple purposes including a family room, office area, games room or with the additional washer hookup a second laundry area can easily be constructed. The separate entrance area hosts the existing laundry and 2pc bath before proceeding down to the basement level. To complete the home is the basement studio suite which is perfect for a tenant, university student, extended family, grand-parents or your own additional living space. This home also features 3 high end fireplaces which can heat the home without the furnace & an air-exchange(HRV) unit with all hard flooring throughout making for a clean living environment. This home provides plenty of parking with the over-sized, insulated, heated double detached garage, alley access for more rear parking plus a double front paved parking pad. The rear yard is a private gem with a large 2-tiered composite no maintenance deck plus ample green space. Don't miss out on this perfect opportunity to suit your real estate needs!

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