



**GRASSROOTS**  
REALTY GROUP

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**7 Glenmount Crescent SW  
Calgary, Alberta**

**MLS # A2210989**



**\$864,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<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 Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** na

Welcome to Glendale! Are you family or looking to build your dream? This exceptional property sits on an expansive  $\frac{1}{4}$  acre pie-shaped lot with a sunny southwest-facing backyard and front driveway, directly across from a beautiful park. Located in a sought-after community, this home blends modern upgrades with timeless character. Step inside to discover the refinished hardwood floors and bright family room. Updated kitchen that includes quartz counter tops, tile floors, beautiful windows to the backyard and a generous mudroom for added convenience. The main floor bathroom is a true showstopper, designed in a Victorian style with antique windows, updated vanity, and a two-person walk-in shower. Two generously sized bedrooms complete this main floor. A professionally developed basement featuring laminate flooring throughout, bright and open living room, four large windows and high ceiling, another renovated bathroom, and two more spacious bedrooms, with a third flex room. You won't believe your backyard with single car garage, tons of parking and a HUGE yard! Glendale is known for its mature trees, wide streets, and welcoming, family-friendly vibe. Enjoy close proximity to downtown Calgary, top-rated schools, and year-round outdoor recreation at Turtle Hill and Optimist Athletic Park. The neighborhood also boasts excellent transit access (including the LRT), popular shopping and dining, and an active community association. This is a rare opportunity to own a beautifully updated home on a massive lot in one of Calgary's most desirable westside communities. Comfortable luxury, unbeatable location &ndash; book your showing today!