



GRASSROOTS
REALTY GROUP

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11 Glenview Crescent SW
Calgary, Alberta

MLS # A2211645



\$895,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,464 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Track Lighting		

Inclusions: T.V Wall-Mounts & Hot Tub

Welcome to your dream home in one of Calgary's most sought-after family neighbourhoods — Glendale! Tucked away on a peaceful crescent and facing a lush green space, this stylishly updated bungalow delivers the perfect mix of location, lifestyle, and luxury. Boasting almost 2,700 sq. ft. of developed living space (1,463 sq.ft. on the main), this home is built for both everyday living and effortless entertaining. Step inside to discover a chef-inspired kitchen outfitted with high-end Bosch and Miele appliances, sleek cabinetry, and tons of prep space for your culinary creations. The cozy brick fireplace in the living room adds just the right touch of warmth and charm to the main floor, which features flat painted ceilings and hardwood floors throughout. And then — wow factor alert! — a stunning family room with vaulted ceiling featuring floor-to-ceiling windows bringing the outdoors in and creates a light-filled, airy space your whole family will love, featuring an oversized triple-pane patio door to an outdoor oasis with a deck and hot tub setting the stage for memorable evenings under the stars. A double detached garage, central A/C, irrigation system, are just a few highlights of a long list of upgrades — including new windows (basement and some on main floor), new carpet in basement new roof (2023), basement windows (2022), and an electrical service upgrade to 150 AMP (2024) — mean you can move in with confidence and style. All of this in an unbeatable location close to top schools, parks, transit, and just minutes to downtown. Stylish. Spacious. Move-in ready. This Glendale beauty checks all the boxes — and then some. Seller to put down sod when weather permits