

77 Glacier Drive SW
Calgary, Alberta

MLS # A2220800



\$724,800

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,501 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: Shed. All goods included are "as is" condition.

Exceptional Opportunity in Glamorgan. This 1,501 sq ft bungalow presents great potential for investors, renovators, or first-time homebuyers eager to build equity in a well-established neighborhood. The possibilities for transforming this space into something extraordinary are endless. Features of the Bungalow include: Spacious Living Room: Features bay windows and a cozy gas fireplace. Functional Kitchen: Provides access to a large deck and is conveniently located next to the dining room. Inviting Dining Room: Boasts double-door access to a generous sunroom. Bonus Room: Accessible from the living room, offering additional living space. Three Bedrooms: Accompanied by a full 4-piece bathroom. Finished Basement (with separate entrance): Includes a large recreation room, two bedrooms, and a small kitchenette area, a full bathroom, large utility room with laundry facilities. The large covered deck leads to an interlocking brick patio, surrounded by trees for added privacy. A sizeable shed is available for storing your lawn and gardening equipment, while the double detached garage provides alley access. With its generous square footage, this bungalow offers numerous options to create a home that truly reflects your style and vision. Glamorgan, boasting excellent access to schools, parks, shopping centers, and recreational facilities and friendly atmosphere, combined with well-maintained streets and green spaces, makes this community a desirable place to call home.