

# \$809,800 - 6 Glenmount Crescent Sw, Calgary

MLS® #A2222973

**\$809,800**

4 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.19 Acres

Glendale., Calgary, Alberta

HOME SWEET HOME! Calling all investors and buyers looking for an amazing inner-city family home! Welcome to our beautifully upgraded bungalow situated on a HUGE INNER-CITY LOT (60 x 140 ft.) in the heart of the sought-after SW community of Glendale. This home offers a perfect blend of original charm and updates with 4 bedrooms, 2 bathrooms and 2,212 SQFT of tremendously maintained, fully developed living space throughout. Heading inside you will be impressed by the hardwood flooring and chic décor. The main level features an open concept floor plan with a sun-drenched living room, a spacious, formal dining area and the large, updated gourmet chef's kitchen with FRESH PAINT boasting stainless steel appliances, tons of cabinet space, peninsula island and upgraded quartz countertops. Completing the floor is the dreamy primary bedroom, elegant 4 piece bathroom and two generous sized bedrooms. The fully finished basement offers a spacious recreation room/living room with a cozy corner gas fireplace, convenient laundry room, large 4th bedroom, a den that can easily accommodate a home office, full 3 piece bathroom and a utility room with ample storage space. One of the highlights of this property is the massive, fully fenced backyard with mature landscaping, a patio with a pergola perfect for entertaining on our long summer days and a double detached tandem garage with a parking pad that can accommodate 4 additional vehicles. The front



yard features amazing curb appeal with mature trees and landscaping to give your home a completely private feeling. You couldn't ask for a better location close to coffee shops, restaurants, shopping, grocery stores, schools, public transportation, numerous parks, Mount Royal University and major roadways. This home checks all the boxes for home buyers, those looking to downsize or an investor looking for a great holding property and a sought-after inner-city lot. Contact us today for a private viewing of this GEM!

Built in 1954

**Essential Information**

MLS® #	A2222973
Price	\$809,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6 Glenmount Crescent Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4B3

**Amenities**

Parking Spaces	6
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Parking	Double Garage Detached, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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