

# \$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 |
|----------------|---|

|              |                                |
|--------------|--------------------------------|
| 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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