

316 Glamorgan Place SW
Calgary, Alberta

MLS # A2311069



\$829,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gazebo, Landscaped		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Bar, Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hot Tub

Beautifully maintained and larger than the average bungalow, this lovingly cared-for home sits on a quiet cul-de-sac close to parks, shopping, schools, and major routes. One of the very few cul-de-sacs in the community. Renovated over the years, it features a bright south-facing yard and a wonderful added sunroom that expands your living space year-round. Off the sunroom is a gazebo with a hot tub, that can be as private as you prefer. The expansive main floor offers 2 bedrooms, including a spacious primary with walk-in closet and ensuite, plus a versatile flex room with corner fireplace that can easily convert back to a third bedroom. The lower level includes a full bath, an additional bedroom for guests or family, and a super cozy family room great for entertaining/movies/gaming, complete with bar. The most recent updates are roofing, fascia, gutters and central A/C 2 years ago. The impressive heated 21'4" x 21'4" garage is perfect for a workshop, hobby space, or man cave. Super clean, well-kept, and full of pride of ownership — this home is move-in ready! Check out the virtual tour and added floorplans.