# \$649,900 - 87 Gladeview Crescent Sw, Calgary

MLS® #A2264315

# \$649,900

5 Bedroom, 2.00 Bathroom, 1,044 sqft Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

A special family home located at 87 Gladeview Crescent SW, one block and no busy streets to navigate for the children to walk to either one of Glamorgan's elementary schools: Glamorgan TLC and St. Andrew. This fully finished 3+2 bedroom bungalow has been owned by the same family for almost 50 years, and the pride of ownership shows. There is fantastic curb appeal from the poured concrete walkway to the stucco and stone low maintenance exterior. On the main floor there is a bright and sunny living room with bay window, three bedrooms, a four-piece bathroom with jetted tub and a functional and spacious kitchen. The kitchen has lots of oak cabinets, plenty of counter space, stainless fridge and dishwasher along with a Jenn Air built in oven and glass countertop stove. The kitchen also has two bay windows that provide an abundance of natural light and cross breezes during the warmer months and heated floors for cooler times of year. The basement is fully finished with kitchen area, a living room with corner gas fireplace, two bedrooms and a four-piece bathroom. In the past the basement has been used as a suite although it would need to be upgraded and registered to be considered legal. In the meantime, it would be a great space for roommates or to rent to college students as Mount Royal University is a ten-minute walk away. This home sits on a 60x100 foot flat corner lot with a west facing backyard. The yard is fenced, private and secure and has raised garden beds, trees and







shrubs, a firepit surrounded by decorative paving stones and a single detached garage. This property is an opportunity to own in a very desirable community-oriented neighborhood, close to all amenities including restaurants, shopping, coffee shops and public transportation. Downtown is an easy 20-minute commute. Call today for your private viewing!

Built in 1958

#### **Essential Information**

MLS® # A2264315 Price \$649,900

Bedrooms 5 Bathrooms 2.00

Full Baths 2

Square Footage 1,044 Acres 0.14

Year Built 1958

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 87 Gladeview Crescent Sw

Subdivision Glamorgan

City Calgary
County Calgary
Province Alberta
Postal Code T3E 4X9

#### **Amenities**

Parking Spaces 1

Parking Alley Access, Garage Door Opener, Single Garage Detached

# of Garages 1

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, No

Smoking Home, Skylight(s), Vinyl Windows, Wood Windows

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave,

Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Blower Fan, Gas, Glass Doors, Raised Hearth, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Entrance

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit

Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot,

Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 15th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Complete Realty

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