



## 73 Langton Drive Calgary Alberta

\$925,000

Nestled in the desirable neighbourhood of North Glenmore Park, this charming 3-bedroom, 2-bathroom bungalow offers an impressive 2410 SqFt footprint. The large 1294 SqFt main level is perfect for those who enjoy entertaining with the open-concept kitchen and dining areas flowing seamlessly into the outdoors, where a spacious two-tiered deck awaits. The main floor showcases beautiful hardwood flooring throughout, while the master bedroom includes a versatile adjoining space that can be used as a nursery or sitting room. A bright, fully renovated bathroom with soaker tub adds a touch of modern luxury. The basement includes a large family room, ideal for watching sports, an additional bedroom, and a 3-piece bath - all with ample storage to suit your needs. Situated on a quiet, tree-lined street, this home is close to top schools, including Central Memorial High School, Mount Royal University, and St. James Junior High. Outdoor enthusiasts will appreciate the proximity to Glenmore Athletic Park, Lakeview Golf Course, bike paths, off leash dog parks, and of course the Glenmore Reservoir. Plus, with easy access to downtown and the mountains, this location has it all! An oversized single detached garage and a well-maintained, private south-facing backyard complete this inviting home, perfect for enjoying Calgary's natural beauty while remaining close to the city centre. (id:6769)

Recreational, Games room 11.58 Ft x 10.17 Ft

Living room 14.83 Ft x 10.00 Ft

Storage 19.08 Ft x 14.83 Ft

Bedroom 23.83 Ft x 13.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 16.08 Ft x 14.58 Ft

Dining room 12.83 Ft x 10.67 Ft

Living room 20.08 Ft x 13.08 Ft

Primary Bedroom 18.75 Ft x 12.67 Ft

Bedroom 11.92 Ft x 9.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net