



# 116 Glacier Drive Calgary Alberta

\$639,900

A great opportunity to move into the very desirable community of Glamorgan at a sensible price. Located on a quiet street surrounded by other homes that show pride of ownership. A clean and well-maintained bungalow with just over 1000 sq ft on the main floor that includes three bedrooms, hardwood floors and a bright kitchen with room for a dining table. This original owner home has had improvements over the years including a high efficient furnace, hot water tank, windows and shingles. The basement is developed with a family room, bedroom (window non egress), lots of storage and a two-piece bathroom. The back entry and the laundry area are situated perfectly to add a basement suite in the future. A secondary suite would be subject to approval and permitting by the city. The west facing back yard is fenced and private and has a gate to access RV parking as well as an oversized single garage. A charming property waiting for the next family to enjoy for years to come. Call today for your private viewing! (id:6769)

Recreational, Games room 23.67 Ft x 10.08 Ft  
Bedroom 11.00 Ft x 9.92 Ft  
Laundry room 11.92 Ft x 5.92 Ft  
Storage 11.50 Ft x 11.58 Ft  
Storage 7.67 Ft x 6.92 Ft  
Furnace 17.25 Ft x 6.58 Ft  
2pc Bathroom 5.42 Ft x 4.92 Ft

Living room 18.50 Ft x 12.92 Ft  
Other 17.58 Ft x 10.50 Ft  
Primary Bedroom 11.92 Ft x 11.83 Ft  
Bedroom 11.83 Ft x 7.83 Ft  
Bedroom 11.92 Ft x 8.83 Ft  
4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca