



## 35 Glenview Drive Calgary Alberta

\$825,000

WOW! ONE-OF-A-KIND PROPERTY that sits on a 67' X 100' LOT with a WEST-FACING BACKYARD on a QUIET STREET in the sought-after community of Glendale! INCREDIBLE CITY VIEWS FROM THIS LOT! RARE OPPORTUNITY to own a fully developed home that boasts over 2,900 square feet of fully developed living space with 5 bedrooms, 2 bathrooms, custom built upstairs bonus room, and two kitchens (the basement has the potential for an illegal suite)! Updates/upgrades here include: newer furnace, electrical panel, hot water tank (all replaced within the last 10 years), two fireplaces (one wood-burning, one natural gas), three large skylights, original oak hardwood flooring, central vacuum system, multiple balcony/deck spaces, shed/greenhouse and garden beds! This home has a single attached garage (drywalled and insulated) and a full-size front driveway for additional parking! Close to all amenities; minutes to downtown, major roadways, Calgary Transit C-Train, and local schools/shopping/retail! Don't miss out, call today! (id:6769)

3pc Bathroom 5.08 Ft x 6.33 Ft

Bedroom 8.67 Ft x 14.67 Ft

Bedroom 13.00 Ft x 9.58 Ft

Kitchen 15.17 Ft x 11.08 Ft

Recreational, Games room 15.00 Ft x 26.25 Ft

4pc Bathroom 7.67 Ft x 7.17 Ft

Bedroom 11.17 Ft x 8.92 Ft

Bedroom 14.75 Ft x 12.00 Ft

Dining room 6.92 Ft x 9.67 Ft

Kitchen 13.67 Ft x 11.42 Ft

Living room 18.75 Ft x 17.33 Ft

Primary Bedroom 14.75 Ft x 14.25 Ft

Bonus Room 15.92 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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