



## 5728 Layzell Road Calgary Alberta

\$699,900

This 3 bedroom bungalow in original condition is located on a 50x104 ft R-CG lot in highly desirable North Glenmore Park. There are multiple uses for this property, either renovate the existing home or knock it down and build under the new R-CG guidelines. North Glenmore Park is located less than 10 minutes to downtown, is surrounded by parks, golf courses, tennis courts, arenas and all schools, from private, public and separate to Mount Royal University. Major bus routes and a community shopping centre are a block away. One of the lowest priced single family homes in the surrounding area, the home has hardwood floors, fireplace in the living room, a fully fenced east backyard with a single garage. The existing furnace was replaced in 2005. A great starter home or building lot, you decide. (id:6769)

Living room 12.17 Ft x 8.00 Ft

Dining room 8.92 Ft x 8.25 Ft

Kitchen 11.67 Ft x 9.25 Ft

Primary Bedroom 13.75 Ft x 10.17 Ft

Bedroom 10.33 Ft x 9.17 Ft

Bedroom 9.17 Ft x 8.17 Ft

3pc Bathroom 8.17 Ft x 4.83 Ft

Foyer 9.50 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:  
Calgary West Realty

<http://www.davekube.com>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)