

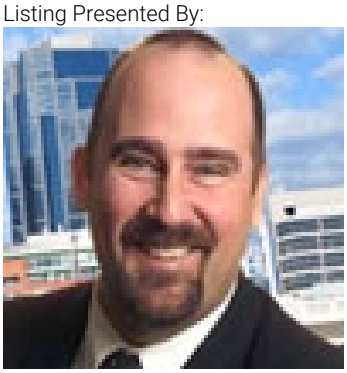
5816 Layzell Road Calgary Alberta

$549,900

Opportunity Knocks in Highly Desirable North Glenmore Park! Whether you are looking for an affordable entry into North Glenmore Park, a renovation project, or the perfect lot to build your dream home, the opportunity is yours to decide! One of the lowest-priced single-family homes in the area, this 3-bedroom (2+1) bungalow situated on a generous 50 ft. x 104 ft. RC-1 lot offers outstanding potential for homeowners, renovators, investors, or builders. The main floor features an L-shaped living and dining room, a kitchen with breakfast nook, and two bedrooms with hardwood flooring. The lower level offers a large family room, a third bedroom, a 3-piece bathroom, and a laundry/utility room. There are two bathrooms: a 4-piece main-floor bathroom (with a new vanity & toilet), and a 3-piece lower-level bathroom with a new toilet and shower. Additional features include a fully fenced east-facing backyard, and a gravel parking pad. The furnace and roof were both replaced in 2013. Enjoy an outstanding location less than 20 minutes from downtown, surrounded by parks, golf courses, tennis courts, arenas, an excellent selection of public, separate, and private schools, as well as Mount Royal University. Major bus routes and a community shopping centre are conveniently located just one block away. With easy access to downtown, Stoney Trail, and the mountains, this property combines an exceptional location, and tremendous potential. Don't miss this excellent chance to build equity in this exceptional location in one of Calgary's most sought-after established communities. (id:6769)

Family room 21.58 Ft x 10.17 Ft
Bedroom 11.25 Ft x 11.83 Ft
Furnace 15.58 Ft x 11.67 Ft
3pc Bathroom 7.17 Ft x 6.83 Ft
Living room 20.83 Ft x 10.00 Ft
Dining room 9.50 Ft x 9.25 Ft
Kitchen 8.58 Ft x 12.92 Ft
Primary Bedroom 13.50 Ft x 10.33 Ft
Bedroom 9.25 Ft x 11.58 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



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