

\$649,900 - 2604 Garland Street Sw, Calgary

MLS® #A2086995

\$649,900

3 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.14 Acres

Glendale, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the heart of Glendale, a tranquil and family-friendly community offering a blend of convenience and charm. Situated on the perfect street, this home faces the field of St. Thomas Aquinas school and is just steps from Turtle Hill, an outdoor rink, tennis courts, and numerous other schools & playgrounds. This cozy yet inviting home has undergone a complete transformation that will make you fall in love at first sight. As you step inside, you are immediately greeted by a warm and inviting living room. A bay window with a charming window seat creates the perfect nook for you to bask in the natural light while enjoying a good book or simply gazing outside. The centerpiece of this space is a beautiful gas fireplace with stone facing and surrounded by custom built-ins that provide both functionality and a touch of elegance. Gorgeous dark hardwood floors gracefully flow throughout the home, creating a stunning contrast with the light doors and trim, giving the interior a timeless and sophisticated look. The kitchen is a chef's dream come true. It boasts stainless steel appliances, a convenient center butcher block island, and luxurious granite countertops. Ample storage space ensures that all your culinary essentials are neatly tucked away. Whether you're entertaining guests or cooking for your family, this kitchen will be your haven. Adjacent to the kitchen, you'll find the dining room, which features a slightly vaulted ceiling and provides



easy access to the deck. It's the perfect spot for enjoying meals with loved ones while taking in the outdoor views. This charming bungalow features two spacious bedrooms upstairs, and a 4-piece bathroom that includes a walk-in shower. The basement is fully developed and offers even more living space. Here, you'll find a large recreation/family room for all your entertainment needs, a 3rd generous sized bedroom, another 4-pc bathroom with a walk-in shower, and a sauna that invites you to unwind and de-stress. A sizable laundry & utility area completes this level. Outside, you'll discover an oversized double detached garage with an extra-long driveway, ensuring plenty of parking space for you and your guests. The spacious backyard is a haven for outdoor enthusiasts, featuring a lovely garden and a beautiful outdoor fireplace, perfect for gatherings and relaxation. This lovely home offers the perfect blend of modern comfort and timeless elegance in a family-friendly community. It's a place where you can create lasting memories and truly call home. Don't miss your chance to make this exquisite property yours today.

Built in 1954

Essential Information

MLS® #	A2086995
Price	\$649,900
Sold Price	\$709,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	2604 Garland Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4E3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Granite Counters, Pantry, Sauna, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 28th, 2023
Days on Market	11
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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