

\$699,900 - 2627 Granville Street Sw, Calgary

MLS® #A2093272

\$699,900

5 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.16 Acres

Glendale, Calgary, Alberta

Did you say you wanted a HUGE lot (almost 7000 sq. ft), and a DREAM garage for Christmas? Here it is! This 3 bedroom bungalow, nestled on a corner lot with a detached, insulated & heated, TRIPLE garage, an additional exterior storage/office space (previously a double garage), and a backyard haven for those who love the outdoors! All this is located in the heart of Glendale and in close proximity to an outdoor rink, tennis courts, schools & playgrounds. A tranquil and family-friendly community that marries charm and convenience. Step through the front door and you will be greeted by the open floor plan and its abundance of natural light flowing throughout the home from the many windows creating a warm ambience. One may favour the Pella bay window. A plant lover's dream, or simply for gazing, and daydreaming. The living and dining area boast newer laminate flooring. The Kitchen offers a spacious center island, stainless steel appliances, and ample counter and cabinet space. Whether you're entertaining guests or cooking for your family, you will always be part of the conversation. Perfect layout for entertaining. The rest of the main floor is complete with 3 good size bedrooms, and a 3 pce. bath (plumbed for a 4pce). The basement offers additional living space, complete with a craft/office space, a large storage area, a sizable laundry area, and a recreation/play/family room for additional entertainment needs. The home has been updated over the years, but some of the more



recent are the hot water tank(2019), vinyl flooring (2022), Furnace and ducts cleaned (August 2023), some electrical(including panel) and some plumbing. Step outside to a private sanctuary. Fantastic children's play area, serene gathering/firepit area, a separate, private home office/storage space, and the heated, triple garage offering.... High ceilings which can accommodate a lift, lots of attic storage space with pull down stairs for access, a power phantom screen on the middle bay allowing fresh air to flow through, all while keeping children and dogs in. You may want to put this property on your list! Call your agent today to book your private viewing.

Built in 1954

Essential Information

MLS® #	A2093272
Price	\$699,900
Sold Price	\$675,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.16
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2627 Granville Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4E1

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 21st, 2023
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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