

# **\$699,900 - 27 Glamorgan Drive Sw, Calgary**

MLS® #A2112613

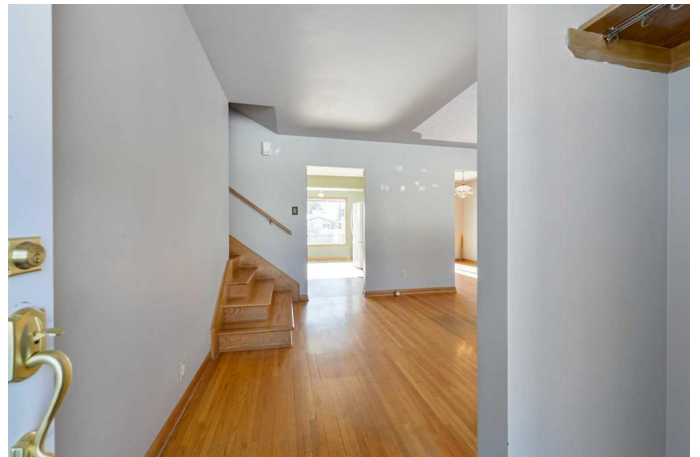
**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

Location, Location, Location! Sunny, bright and spacious 4 level split in one of the most desirable locations in the entire community of Glamorgan. Situated on a flat lot, half a block away from two elementary schools, the community centre, parks and playgrounds, it is the perfect place to raise a family. A Sullivan built home (A premier builder back in the day renowned for their exceptional quality) that is as solid today as the day it was constructed. Sculptured ceilings in the living and dining rooms and hardwood floors on the main level, up the stairs and in all three of the large bedrooms with not a squeak to be heard anywhere. The kitchen, with room for a breakfast table and chairs, and dining room both look out to the fenced, safe and secure south facing backyard. The dining room has patio doors for easy access to the backyard. This home is fully finished with a third level that contains a bedroom/office/den, a bathroom conveniently located at the back door and access to the attached, oversized single garage that has ample room for a work area. The basement has a family room with a gas fireplace. This home has upgraded windows, upgraded rubber shingles with 50-year transferrable warranty, upgraded insulation in the attic, the original furnace has been meticulously maintained and the sewer line has been relined. No expensive maintenance should be needed for a long time. This is a fantastic property. Call today for your private viewing!



Built in 1958

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2112613      |
| Price          | \$699,900     |
| Sold Price     | \$740,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,185         |
| Acres          | 0.14          |
| Year Built     | 1958          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 Glamorgan Drive Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 4Z1               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Basement, Gas                                                                               |
| Has Basement      | Yes                                                                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Private Yard

Lot Description        Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped, Treed

Roof                      Rubber

Construction          Stucco, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             March 8th, 2024

Date Sold                March 12th, 2024

Days on Market        4

Zoning                   R-C1

HOA Fees                0.00

**Listing Details**

Listing Office           RE/MAX Complete Realty

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