

\$1,149,900 - 93 Gateway Drive Sw, Calgary

MLS® #A2156044

\$1,149,900

4 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.13 Acres

Glendale, Calgary, Alberta

****Open House Saturday, October 5, 2024 cancelled**** Discover this beautifully renovated 1,355 ft² bungalow, perfectly situated in a prime Glendale location siding and backing onto serene green space! This home has been meticulously stripped down to the studs and completely rebuilt in 2021, featuring all new electrical, plumbing, insulation, drywall, mechanical systems, roof, windows, doors and stucco siding, and complete interior renovation. The open, enlarged floorplan enhances the flow of the kitchen and living areas, flooded with natural light from the sunny south and west exposures overlooking Optimist Park. The exquisite kitchen is a chef's dream, equipped with stainless steel appliances, quartz countertops, a large island with breakfast bar, and a walk in pantry. Enjoy seamless indoor-outdoor living with patio doors leading to a sun drenched southwest deck and patio, perfect for entertaining in the picturesque backyard. The inviting living room features a cozy gas fireplace and offers a peaceful view of the private backyard, creating a warm and welcoming atmosphere. The main floor also features 2 well appointed bedrooms, including a luxurious primary suite with a spacious walk-in closet and a stunning ensuite bathroom, complete with a double vanity, walk-in shower, and separate commode. An additional bedroom and a stylish four piece bathroom complete this level. The newly developed basement offers a generous recreation room with a corner gas fireplace, 2



spacious bedrooms with egress windows, a full bathroom, a laundry room, a storage room with built in shelving, and the furnace/mechanical room. An oversized double detached garage (27' X 22'7") with workshop/raised storage is accessed from the rear lane. Located within walking distance of various public, separate, and private schools. This property is situated in the desirable inner city community of Glendale, known for its large scale renovations and redevelopment. Enjoy easy access to shopping centres, public transit and c-train, and close proximity to downtown Calgary. The recently completed Stoney Trail ring road ensures effortless connectivity to all areas of the city and a quick route west to the stunning Rocky Mountains, Banff and Kananaskis. Don't miss the opportunity to own this exceptional home that beautifully combines modern luxury with a prime location! Schedule your private showing today!

Built in 1958

Essential Information

MLS® #	A2156044
Price	\$1,149,900
Sold Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,355
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	93 Gateway Drive Sw
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Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4K1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, Rear Drive

Interior

Interior Features	Central Vacuum, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	October 5th, 2024
Days on Market	57
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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