

\$759,500 - 85 Galway Crescent Sw, Calgary

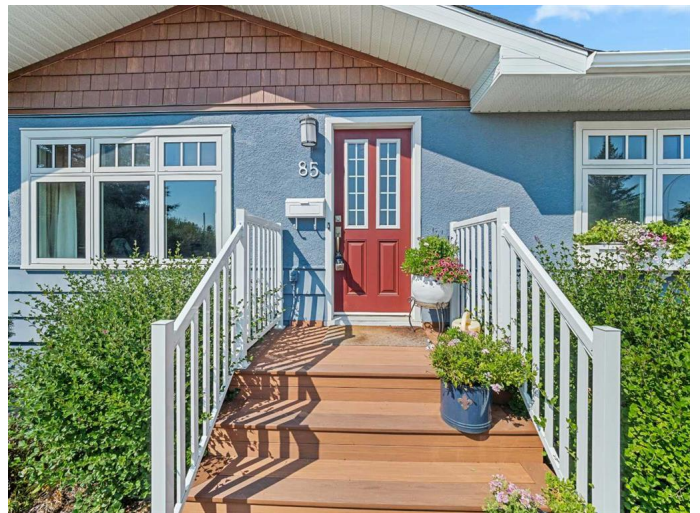
MLS® #A2157290

\$759,500

5 Bedroom, 2.00 Bathroom, 1,096 sqft
Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

**** 85 GALWAY CRESCENT SW ** AMAZING REVENUE OPPORTUNITY!! ** TRUE PRIDE OF OWNERSHIP WITH THIS WELL APPOINTED AND FULLY RENOVATED ** (Illegal) SUITED **** bungalow for sale with a total 5 bedrooms + 2 bathrooms! This GORGEOUS sun-drenched home welcomes you inside to bear witness to extreme elegance and charming features including original oak mocha stained hardwood flooring throughout, a cozy living room with a wood burning fireplace with brick surround, quality draperies and window coverings, all next to the gorgeous dining room for those dinner gatherings with family and friends. The wonderful open and bright 'Chef's' kitchen with in-floor heating, absolutely stunning granite counters, quality appliances including a gas range, in addition to the separate laundry at the convenience of being on the main floor. The kitchen also features custom upgraded cabinetry and lighting. The primary bedroom and additional 2 bedrooms are spacious with elegant upgraded light fixtures, ample storage and elegance throughout. The updated main bathroom offers tile flooring, granite counter top on an elevated vanity below the extended full length mirror, a glass encased tub with tile surround and wall shower fixtures plus upgraded lighting. The opportunity for amazing revenue potential awaits featuring a 2-bedroom illegal suite in the basement, which is currently rented, features a rear separate entrance offering oversized egress windows,



full 3pc bathroom with heated flooring, full tile glass exposed shower with quality shower hardware, a cozy living room with a gas fireplace, laminate flooring, recessed lighting, French style bedroom doors, a full kitchen with quality appliances, subway tile backsplash, separate stacked laundry, and storage in the utility room. There is access to back yard deck with composite surface above the stone patio overlooking the west facing fenced and secluded back yard with lots of trees situated in a very quiet location. There is a detached single garage for storage and/or parking. Other features and improvements include central air conditioning, all windows and doors completely replaced with quality construction materials, newer hot water tank, newer exterior paint and cosmetics, privacy wood surrounding the deck, plus numerous cosmetic updates making this gorgeous property the perfect cozy retreat. Located on a quiet street with terrific neighbors, mature trees and easy access to the Glenmore/Stony Trail arteries to the mountains and to Chinook Mall, plus nearby shopping, it's close with an easy walk to Mount Royal University, schools, playgrounds, Calgary transit, the Grey Eagle Casino and so much more. DON'T MISS OUT ON THIS ONE!! BEST ILLEGAL SUITED BUNAGLOW OUT THERE!! ATTRACTIVELY PRICED AT \$759,500!!

Built in 1958

Essential Information

MLS® #	A2157290
Price	\$759,500
Sold Price	\$772,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,096

Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	85 Galway Crescent Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4Y4

Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, European Washer/Dryer Combination, Gas Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Standard Shaped Lot, See Remarks, Treed
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 22nd, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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