

780-978-0157  
jenniferstudent@me.com

6320 Crowchild Trail SW  
Calgary, Alberta

MLS # A2173355



**\$749,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Front Drive, Garage Door Opener, Garage Faces Front, Off Str		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Laminate Counters		

**Inclusions:** Refrigerator in basement, garage opener

Charming Renovated Bungalow in North Glenmore Park! Welcome to your new home, located in the sought-after family friendly neighborhood of North Glenmore Park. This beautifully RENOVATED home is situated on an oversized lot (60' wide x 110' deep) that is fully fenced and landscaped. Single garage with front drive access and parking for 4 cars. The home is bright with large windows for natural light and features plenty of pot lights throughout both floors. Many windows have been updated including a brand-new energy efficient large front window in 2024. This spacious, well laid Bungalow offers 1960's charm with modern updates. With 5 bedrooms, 3 on the main floor and 2 in the fully finished basement. This home offers ample space for families of all sizes. The additional office/storage room provides even more versatility. Enjoy 2 updated full bathrooms including a stylish 4-piece on the main floor, and a 3-piece in the basement. The basement features a gas fireplace, separate entrance & kitchen cabinets. There are 2 sets of laundry in this home, one set on the main floor and a second in the basement. The Flooring throughout includes beautiful engineered, hand-scraped hardwood floors throughout main floor, with a tiled bathroom, while the basement features carpet, vinyl plank, and laminate. Upgrades include A/C and new hot water tank installed in 2022, and dual stage furnace, which is tuned up and cleaned annually. Enjoy seamless control with a nest smart thermostat. Other recent updates include, exterior paint and trim, new fence, newer roof on both home (2016) and garage (2023), upgraded attic insulation, venting, and ducting. Conveniently located within a short walk to coffee & grocery shops, restaurants, schools, Earl Grey Golf course, bike paths, the Weaslehead pathways, playgrounds, dog park and transit...COME VISIT US

TODAY!