

# \$649,900 - 87 Gladeview Crescent Sw, Calgary

MLS® #A2264315

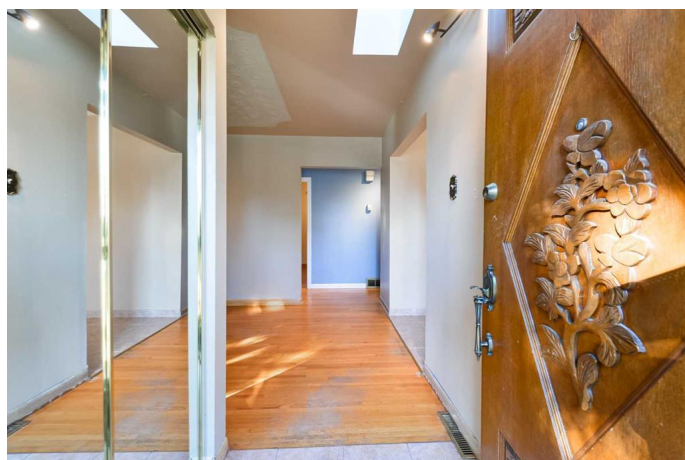
**\$649,900**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

A special family home located at 87 Gladeview Crescent SW, one block and no busy streets to navigate for the children to walk to either one of Glamorgan's elementary schools: Glamorgan TLC and St. Andrew. This fully finished 3+2 bedroom bungalow has been owned by the same family for almost 50 years, and the pride of ownership shows. There is fantastic curb appeal from the poured concrete walkway to the stucco and stone low maintenance exterior. The skylight in the front hallway brings in lots of natural light. On the main floor there is a bright and sunny living room with bay window, three bedrooms, a four-piece bathroom with jetted tub and a functional and spacious kitchen. The kitchen has lots of oak cabinets, plenty of counter space, stainless fridge and dishwasher along with a Jenn Air built in oven and glass countertop stove. The kitchen also has two bay windows that provide an abundance of natural light and cross breezes during the warmer months and heated floors for cooler times of year. The basement is fully finished with kitchen area, a living room with corner gas fireplace, two bedrooms and a four-piece bathroom. In the past the basement has been used as a suite although it would need to be upgraded and registered to be considered legal. In the meantime, it would be a great space for roommates or to rent to college students as Mount Royal University is a ten-minute walk away. This home sits on a 60x100 foot flat corner lot with a west facing



backyard. The yard is fenced, private and secure and has raised garden beds, trees and shrubs, a firepit surrounded by decorative paving stones and a single detached garage. This property is an opportunity to own in a very desirable community-oriented neighborhood, close to all amenities including restaurants, shopping, coffee shops and public transportation. Downtown is an easy 20-minute commute. Call today for your private viewing!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264315    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,044       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 87 Gladeview Crescent Sw |
| Subdivision | Glamorgan                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 4X9                  |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 1                                                        |
| Parking        | Alley Access, Garage Door Opener, Single Garage Detached |
| # of Garages   | 1                                                        |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Skylight(s), Vinyl Windows, Wood Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer                                |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Basement, Blower Fan, Gas, Glass Doors, Stone, Raised Hearth                                                                |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

## Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance                                                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-CG               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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