

# \$1,159,900 - 21 Glenview Drive Sw, Calgary

MLS® #A2207806

**\$1,159,900**

3 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.15 Acres

Glendale., Calgary, Alberta

Beautifully redesigned and renovated throughout for this outstanding hillside bungalow. As you walk in the front door you will be flooded with an abundance of natural light from the wall of windows plus a wonderful view of west Calgary. Lovely open concept main floor with living and dining room flowing nicely into the custom gourmet kitchen. Eat up island seats 4 comfortably. All new stainless steel appliances with counter depth French door refrigerator, double door oven with unique opening, built in hood fan and 3 rack dishwasher. The walk in pantry is complete with additional shelves and cabinetry, built in microwave and counter space. Steps down the hall is the large primary bedroom suite, 4 pc ensuite and walk in closet with custom shelves and bench. Lift the bench lid to unveil the convenient laundry shoot. The second bedroom and main bath complete this level Brand new bottom up top down window coverings just installed in bedrooms and walk in closet. The lower level brings you to a huge family room with feature electric fireplace, wet bar with beverage fridge, third bedroom with egress window, a spacious 3 pc bathroom complete with heated floors, and large shower with adjustable rain head. The all new laundry room has new side by side front load machines, a built in desk area and the receiving end of the laundry shoot. Back upstairs you can access the oversized brand new deck via the Pella garden doors.. Access on both sides of the deck to the yard, steps



down lead to the solid cinder block constructed garage that's off the back alley. If desired, additional rooftop deck space can be created on the newly installed ( 2024) roof membrane. Currently lower garage is a double size with one half a single garage and the other side a workshop or home office space. Gas line is roughed in with new electrical panel. This could easily be converted to additional garage space. Mechanical room houses high efficient furnace (2018), New A/C rough in, high efficient hot water tank ( 2018). Electrical panel also new in 2018 , along with a second panel in single garage. Exterior was completely redone with Hardie board and smart trim in Oct 2024 with new soffit, fascia and eaves. Shingles are 6 years old. Single attached garage is insulated and drywalled with new overhead door and opener. Lower garage to be painted , has new overhead door and new man door to be installed. Fabulous neighbourhood walking distance to LRT, many parks and schools close by

Built in 1958

### **Essential Information**

MLS® #	A2207806
Price	\$1,159,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	21 Glenview Drive Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4H4

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Insulated, See Remarks, Single Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Central
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Sloped Down, Treed, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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