

# \$1,129,000 - 21 Glenview Drive Sw, Calgary

MLS® #A2207806

**\$1,129,000**

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

Glendale., Calgary, Alberta

STUNNING WEST VIEWS and amazing sunsets. This beautifully redesigned and renovated outstanding hillside bungalow is move in ready. 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 poured concrete wall garage that's off the back alley. If desired, additional rooftop deck space can be created on the newly installed ( 2024) roof membrane and accessed through the gate. 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 to garage. 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 sub panel in attached 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. Please note; original house was build without an attached garage, this was added later, unknown date, to existing house. there is a slight dip in the roof where it was attached, structure is solid , lots of pictures to verify. Lower garage is completely painted , has new overhead door and new man door to be installed. Fabulous neighbourhood walking distance to LRT, many parks and schools close by. Landscaping to be done in mid to late April.

Built in 1958

**Essential Information**

MLS® #	A2207806
Price	\$1,129,000
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, Garage Door Opener, Insulated, Single Garage Attached, Driveway, See Remarks
# 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, Washer, Window Coverings, Tankless Water Heater
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, Treed, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 3rd, 2025

Days on Market              13

Zoning                         R-CG

### **Listing Details**

Listing Office                Real Estate Professionals Inc.

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