

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

MLS® #A2264315

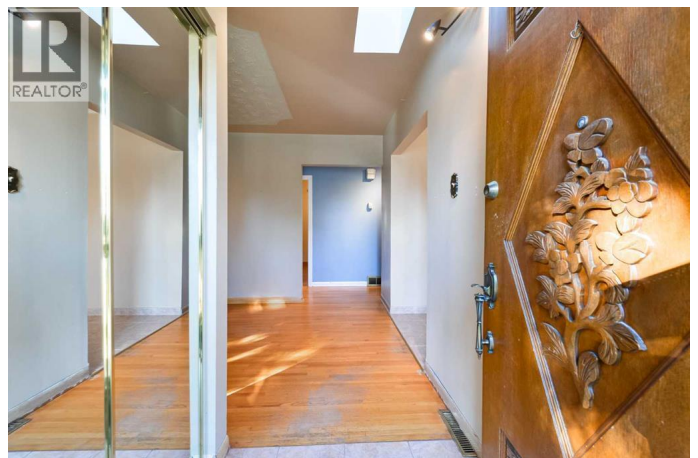
\$649,900

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family 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! (id:6289)

Built in 1958

Essential Information

Listing #	A2264315
Price	\$649,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,044
Acres	0.14
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	87 Gladeview Crescent Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E4X9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, Wood windows, PVC window, No Smoking Home, Level
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Freezer, Oven - Built-In
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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Listing information last updated on October 21st, 2025 at 11:46pm PDT