

# \$824,900 - 7 Glenmount Crescent Sw, Calgary

MLS® #A2223577

**\$824,900**

5 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.25 Acres

Glendale., Calgary, Alberta

Welcome to Glendale! Are you family or looking to build your dream? This exceptional property sits on an expansive  $\frac{1}{4}$  acre pie-shaped lot with a sunny southwest-facing backyard and front driveway, directly across from a beautiful park. Located in a sought-after community, this home blends modern upgrades with timeless character. Step inside to discover the refinished hardwood floors and bright family room. Updated kitchen that includes quartz counter tops, tile floors, beautiful windows to the backyard and a generous mudroom for added convenience. The main floor bathroom is a true showstopper, designed in a Victorian style with antique windows, updated vanity, and a two-person walk-in shower. Two generously sized bedrooms complete this main floor. A professionally developed basement featuring laminate flooring throughout, bright and open living room, four large windows and high ceiling, another renovated bathroom, and two more spacious bedrooms, with a third flex room. You won't believe your backyard with single car garage, tons of parking and a HUGE yard! Glendale is known for its mature trees, wide streets, and welcoming, family-friendly vibe. Enjoy close proximity to downtown Calgary, top-rated schools, and year-round outdoor recreation at Turtle Hill and Optimist Athletic Park. The neighborhood also boasts excellent transit access (including the LRT), popular shopping and dining, and an active community association. This is a rare



opportunity to own a beautifully updated home on a massive lot in one of Calgary's most desirable westside communities. Comfortable luxury, unbeatable location – book your showing today!

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223577    |
| Price          | \$824,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 878         |
| Acres          | 0.25        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7 Glenmount Crescent Sw |
| Subdivision | Glendale.               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E4B3                  |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Additional Parking, Alley Access, Single Garage Detached |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage                                                                   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None, Other                          |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Wood Siding                  |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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