

**156 Gordon Drive SW
Calgary, Alberta**

MLS # A2223384



\$798,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Off Street, Secured		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Vinyl Windows		

Inclusions: TV Wall Mount x2- Located in Kitchen/Dining Room & in the Basement Family Room

Generously Sized Bungalow, Fantastic Location, Abundant Lot, with Plenty of Updates + Much More! This is your chance to enter into the Exclusive Community of Glamorgan. Established in 1958, this community needs no introduction as it embraces large mature lots with a wholesome community atmosphere. Conveniently located, this home is not too far from Richmond Square, Westhills Shopping Plaza, Schools, the Glenmore Reservoir & DT Calgary. Visit the mountains with ease by accessing 22x in 2 minutes & driving West. When visiting this sizeable Bungalow, you will immediately experience a Stucco/Brick exterior that provides a pleasant curb appeal & hones a home sweet home feel! The lot is a great size & has been allocated accordingly to create your perfect outdoor retreat at home. Enter & be greeted with 1207 Sq Ft of ample space on the main floor that contributes a designated family room, flowing through to the open concept kitchen/dining room & the 3 bedrooms/bathroom. Appreciate the comforts of a book while warming by the wood burning fireplace in the family room; enjoy the openness of the kitchen/dining room with floor to ceiling west facing windows that can't say no to light; Cook like a pro with a gas range stove; enjoy a coffee in the morning in the private west facing backyard; experience the comforts of home with 3 bedrooms above grade. This home truly provides it all! There is a back mudroom area that is a great access point from the garage. The basement is a defined 980 Sq Ft & presents a 4th bedroom, a large renovated bathroom, a detailed space for recreational activities, storage & a media room with a notable gas fire place. This property has been well maintained during the owners tenure. Notable Updates Include: Main Floor Heat Pump (2023), New Fridge & Dishwasher (2023), New Washer/Dryer & Water Softener (2019), Kitchen Cabinets

Painted & New Hood Range (2024), Basement Bathroom Fully Updated (2024) & the Exterior Painted (2020). To cap it all off, the double detached garage is heated & will serve you well in the winter time. Its safe to say its easier to appreciate all this house has to offer in person. Come take a look!