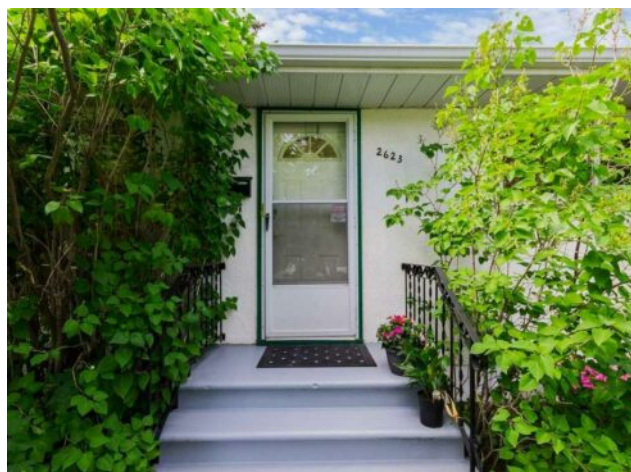


**2623 Glencastle Street SW
Calgary, Alberta**

MLS # A2249957



\$725,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	862 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Light		

Heating: Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-GO

Utilities: -

Inclusions: Piano

Super bungalow on quiet street one block from school and kids playground. This bungalow has Great Curb Appeal & on 50'x100 foot lot. Enter foyer and right away you see the charm as you view the combined living and dining room with huge picture window looking out onto treed front yard (Currently owner has piano in dining area). Kitchen was renovated a number of years ago and is relative today with white country style cabinets and black iron handles; built in dishwasher, fridge and stove. Lots of counter space, 3 windows for amazing light. Newer quality vinyl floors and eating area. Two large bedrooms: Primary bedroom with double closet and second bedroom; both just off updated 4 pc bathroom with marble tub surround. Main floor flooring is hardwood except kitchen and bathroom. Note: Newer windows main floor and lower level. Lower levels is partially developed with large recreation room combined with games area. Well treed west back yard, patio & fully fenced, having an oversized single garage, electric opener and control. Fabulous location: nearby shopping, Richmond Square and West Hills, West Hills Rec Centre, Glendale School - 1 block; St Thomas Aquinas School-4 blocks; St Gregory Junior High-10 blocks. Edworthy Park and Optimist Park and Rec Center nearby. Quick and easy access to Downtown and Stoney Trail including LRT access nearby. Truly a great home and opportunity, thus a must come and see and buy.