

**6424 Laurentian Way SW
Calgary, Alberta**

MLS # A2249972



\$1,000,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,589 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, See Remarks, Skylight(s)		

Inclusions: NA

**** Open House Sunday, August 24th from 11:30AM-1:00pm! **** Located on highly desirable Laurentian Way in North Glenmore Park's Lakeview side, just one block from the Earl Grey Golf Course, this charming mid-century styled 1,588 sq. ft. bungalow sits proudly on an expansive 70' x 100' lot. The location is unbeatable—within easy walking distance to the Lakeview Strip Mall, Weaselhead Natural Area (585.6 acres!), the Glenmore Sailing Club, and top-rated schools at all levels. Plus, enjoy being only 10 minutes to downtown while still surrounded by nature and recreation. This exceptionally well-situated property offers incredible potential and is truly a must-see opportunity in one of Calgary's most sought-after communities.