

**2608 Garland Street SW
Calgary, Alberta****MLS # A2258301****\$899,900**

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

OPEN HOUSE: SATURDAY, SEPTEMBER 20TH, FROM 12-2, AND SUNDAY, SEPTEMBER 21ST, FROM 2:30-4:30. Welcome to 2608 Garland Street, a beautifully renovated bungalow in the heart of Glendale, one of Calgary's most desirable inner-city communities. This charming home offers five bedrooms, two full bathrooms, and over 2,000 square feet of well-designed living space. Perfectly positioned directly across from GREEN-SPACE, the property enjoys a peaceful setting and no front-facing neighbours—an ideal location for families, pet owners, or anyone who values quiet, open surroundings. Inside, the home has been meticulously renovated, blending modern design with cozy functionality. The main floor features an open-concept layout with large windows that fill the living and dining areas with natural light. The stylish kitchen is outfitted with white shaker cabinets, quartz countertops, a subway tile backsplash, and Stainless steel appliances. A large central island with pendant lighting provides the perfect space for casual meals or entertaining guests. The main floor also includes three generously sized bedrooms and an updated full bathroom with a dual-sink vanity. Downstairs, the fully finished basement expands your living space with a large rec room, two additional bedrooms, a second full bathroom, and ample storage. Outside, the curb appeal is undeniable with a modern front facade, wood-paneled accents, and a welcoming front porch complete with seating. The private backyard offers mature landscaping and plenty of room for kids to play or to enjoy evenings around a fire pit. Additional features include updated flooring, lighting, AND APPLIANCES, along with a well-maintained mechanical system. This home is located within the CBE's designated boundaries for Glendale School (K–6), A. E. Cross School (7–9), and

Central Memorial High School (10–12). You’re also just minutes from Optimist Athletic Park, Glendale Community Centre, 17th Avenue SW, Westbrook LRT station, and a variety of shopping and dining options in Westhills. With its unbeatable location, thoughtful renovations, and family-friendly layout, 2608 Garland Street is the perfect place to call home. Don't miss your opportunity to own this exceptional property in one of Calgary’s most welcoming neighbourhoods.