

\$1,159,900 - 21 Glenview Drive Sw, Calgary

MLS® #A2207806

\$1,159,900

3 Bedroom, 3.00 Bathroom, 1,281 sqft
Residential on 0.15 Acres

Glendale., Calgary, Alberta

Beautifully redesigned and renovated throughout for this outstanding hillside bungalow. As you walk in the front door you will be flooded with an abundance of natural light from the wall of windows plus a wonderful view of west Calgary. Lovely open concept main floor with living and dining room flowing nicely into the custom gourmet kitchen. Eat up island seats 4 comfortably. All new stainless steel appliances with counter depth French door refrigerator, double door oven with unique opening, built in hood fan and 3 rack dishwasher. The walk in pantry is complete with additional shelves and cabinetry, built in microwave and counter space. Steps down the hall is the large primary bedroom suite, 4 pc ensuite and walk in closet with custom shelves and bench. Lift the bench lid to unveil the convenient laundry shoot. The second bedroom and main bath complete this level Brand new bottom up top down window coverings just installed in bedrooms and walk in closet. The lower level brings you to a huge family room with feature electric fireplace, wet bar with beverage fridge, third bedroom with egress window, a spacious 3 pc bathroom complete with heated floors, and large shower with adjustable rain head. The all new laundry room has new side by side front load machines, a built in desk area and the receiving end of the laundry shoot. Back upstairs you can access the oversized brand new deck via the Pella garden doors.. Access on both sides of the deck to the yard, steps



down lead to the solid cinder block constructed garage that's off the back alley. If desired, additional rooftop deck space can be created on the newly installed (2024) roof membrane. Currently lower garage is a double size with one half a single garage and the other side a workshop or home office space. Gas line is roughed in with new electrical panel. This could easily be converted to additional garage space. Mechanical room houses high efficient furnace (2018), New A/C rough in, high efficient hot water tank (2018). Electrical panel also new in 2018 , along with a second panel in single garage. Exterior was completely redone with Hardie board and smart trim in Oct 2024 with new soffit, fascia and eaves. Shingles are 6 years old. Single attached garage is insulated and drywalled with new overhead door and opener. Lower garage to be painted , has new overhead door and new man door to be installed. Fabulous neighbourhood walking distance to LRT, many parks and schools close by

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207806 |
| Price | \$1,159,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,281 |
| Acres | 0.15 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 21 Glenview Drive Sw |
| Subdivision | Glendale. |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 4H4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Insulated, See Remarks, Single Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating | Central |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Treed, Views, Sloped Down |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
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