

44 Gladstone Gardens SW  
Calgary, Alberta

MLS # A2255924

\$625,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Glamorgan  |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,403 sq.ft.   | Age:   | 1989 (36 yrs old) |
| Beds:     | 2  | Baths: | 3                 |
| Garage:   | Double Garage Attached, Front Drive, Garage Faces Front, Insulated |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | Low Maintenance Landscape  |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -        |
| Floors:     | Carpet, Laminate, Tile   | Sewer:     | -        |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 550   |
| Basement:   | Finished, Full   | LLD:       | -        |
| Exterior:   | Stucco, Wood Frame   | Zoning:    | M-CG d37 |
| Foundation: | Poured Concrete  | Utilities: | -        |
| Features:   | Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows |            |          |

Inclusions: None.

**\*\*OPEN HOUSE SATURDAY SEP 27th 1:00-3:00pm\*\*** Charming Bungalow Villa with Endless Storage & Prime Location! This rare end-unit bungalow villa offers the perfect blend of convenience, comfort, and style. Featuring 2 bedrooms, 3 bathrooms, and vaulted ceilings with a skylight, the open main floor is bathed in sunlight. The functional kitchen leads to a large back deck, ideal for morning coffee or evening relaxation. A wood-burning fireplace in the living room adds warmth and charm, while the dining area makes entertaining a breeze. Designed for effortless living, this home has main floor laundry, a double attached garage, and air conditioning for year-round comfort. Recent updates include new main floor windows and doors (2017-19) and extra attic insulation for energy efficiency. Storage will never be an issue&mdash;this home has more than you could ever need! Located in a well-managed and maintained condo community with no age restrictions, this home is perfect for those seeking single-floor accessibility or a fantastic opportunity for families and first-time buyers. Enjoy the convenience of being minutes from shopping, schools, downtown, and the ring road, offering quick access to anywhere in the city or a weekend getaway to the mountains. Come see the potential and make this beautiful home yours today!