

120 Glacier Drive SW
Calgary, Alberta

MLS # A2198787

\$714,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Storage		

Inclusions: TV & Bracket in Living room, Hot Tub, Garage Electric Heater, Sunroom with furniture & Heater, Deck Furniture: Table, Chairs, Umbrella, Wine Barrels,

Welcome to this beautifully maintained and upgraded bungalow, located in the highly sought-after inner-city community of Glamorgan. With an inviting, open-concept design, this home offers the perfect blend of modern updates and timeless charm. Upon entry, you're greeted by a spacious living room, dining room, and a large island that seamlessly flows into the kitchen—ideal for entertaining! The updated kitchen features sleek white and grey cabinetry, a large butcher-block style island, and a bright bay window that bathes the space in natural light. The main floor also includes a generously sized primary bedroom, complete with two closets, a cozy sitting area, and access to a front deck—perfect for morning coffee or evening relaxation. This area is currently being used as an office but pictures portray both set ups. A second bedroom, also being used as an office, and a beautifully updated 3-piece bath with a glass shower complete this level. Vinyl plank flooring runs throughout the main floor, with carpet in the bedrooms. (Original hardwood is underneath the living and dining room areas for those who may want to restore the classic look.) The fully finished lower level provides versatile living space with half dedicated to the owner's suite. It includes a large bedroom area with a cozy wood-burning fireplace, a spacious "Men's Dudoir," and an expansive walk-in closet/dressing room for her. This space can easily be converted back to a rec room and additional bedroom or den. A 3-piece bath and a gym or extra bedroom further enhance the functionality of this level. Key upgrades include a new furnace with air purification and AC installed in 2021, and a hot water tank replaced approximately 6 years ago. Step outside to enjoy a private, west-facing backyard with a large deck, a fully enclosed 3-season sunroom with electric heat (furniture

included), and a new hot tub located on a stone patio. The covered BBQ area, large patio table, and chairs are all included in this amazing outdoor space. The oversized single garage with new door and door opener is heated and offers ample storage. Located on a quiet street within walking distance to Mount Royal University, Glamorgan TLC School, and St. Andrews School, this home is also close to Westhills Shopping Centre, Grey Eagle Events Centre, restaurants, and entertainment. With easy access to downtown and major roadways, this location offers the best of inner-city living. Don't miss your chance to see this gem—book your showing today!