

73 Langton Drive SW  
Calgary, Alberta

MLS # A2185252



## \$900,000

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, See Remarks, Soaking Tub

**Inclusions:** Window coverings & blinds (including curtains, curtain rods, drapes, and sheers)

Get ready to escape the congestion of the inner-city and take advantage of the incredible renovation potential with this amazing home! With multiple homes selling over 2 million just a stones throw away you won't want to miss this opportunity of a lifetime. Basement has a separate entrance that could be utilized to develop a basement suite subject to approval and permitting by the city. Nestled in the desirable neighbourhood of North Glenmore Park, this charming 3-bedroom, 2-bathroom bungalow offers an impressive 2410 SqFt footprint to be used as your canvas! The large 1294 SqFt main level is perfect for those who enjoy entertaining with the open-concept kitchen and dining areas flowing seamlessly into the outdoors, where a spacious two-tiered deck awaits. The main floor showcases beautiful hardwood flooring throughout, while the master bedroom includes a versatile adjoining space that can be used as a nursery or sitting room. A bright, fully renovated bathroom with soaker tub adds a touch of modern luxury. The basement includes a large family room, ideal for watching sports, an additional bedroom, and a 3-piece bath - all with ample storage to suit your needs. Situated on a quiet, tree-lined street, this home is close to top schools, including Central Memorial High School, Mount Royal University, and St. James Junior High. Outdoor enthusiasts will appreciate the proximity to Glenmore Athletic Park, Lakeview Golf Course, bike paths, off leash dog parks, and of course the Glenmore Reservoir. Plus, with easy access to downtown and the mountains, this location has it all! An oversized single detached garage and a well-maintained, private south-facing backyard complete this inviting home, perfect for enjoying Calgary's natural beauty while remaining close to the city centre.