

\$649,900 - 87 Gladeview Crescent Sw, Calgary

MLS® #A2264315

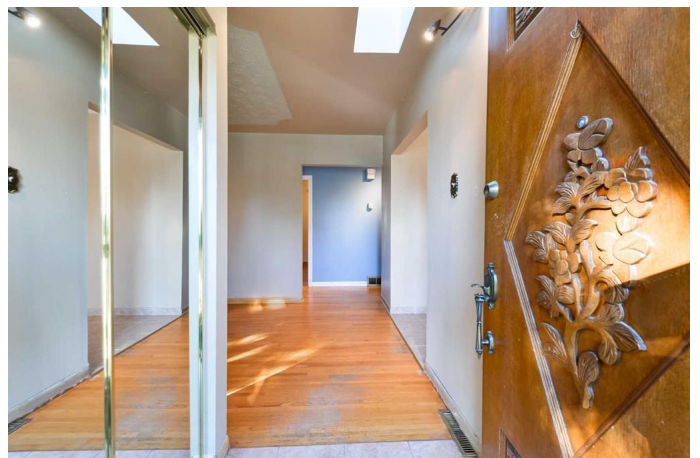
\$649,900

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

A special family home located at 87 Gladeview Crescent SW, one block and no busy streets to navigate for the children to walk to either one of Glamorgan's elementary schools: Glamorgan TLC and St. Andrew. This fully finished 3+2 bedroom bungalow has been owned by the same family for almost 50 years, and the pride of ownership shows. There is fantastic curb appeal from the poured concrete walkway to the stucco and stone low maintenance exterior. The skylight in the front hallway brings in lots of natural light. On the main floor there is a bright and sunny living room with bay window, three bedrooms, a four-piece bathroom with jetted tub and a functional and spacious kitchen. The kitchen has lots of oak cabinets, plenty of counter space, stainless fridge and dishwasher along with a Jenn Air built in oven and glass countertop stove. The kitchen also has two bay windows that provide an abundance of natural light and cross breezes during the warmer months and heated floors for cooler times of year. The basement is fully finished with kitchen area, a living room with corner gas fireplace, two bedrooms and a four-piece bathroom. In the past the basement has been used as a suite although it would need to be upgraded and registered to be considered legal. In the meantime, it would be a great space for roommates or to rent to college students as Mount Royal University is a ten-minute walk away. This home sits on a 60x100 foot flat corner lot with a west facing



backyard. The yard is fenced, private and secure and has raised garden beds, trees and shrubs, a firepit surrounded by decorative paving stones and a single detached garage. This property is an opportunity to own in a very desirable community-oriented neighborhood, close to all amenities including restaurants, shopping, coffee shops and public transportation. Downtown is an easy 20-minute commute. Call today for your private viewing!

Built in 1958

Essential Information

MLS® #	A2264315
Price	\$649,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	87 Gladeview Crescent Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4X9

Amenities

Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached, Alley Access
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Skylight(s), Vinyl Windows, Wood Windows, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Freezer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Blower Fan, Gas, Stone, Glass Doors, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.