

## 44 Gladstone Gardens SW Calgary, Alberta

**MLS # A2255924**



# \$625,000

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 550
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d37
<b>Utilities:</b>	-

**Inclusions:** None.

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—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!