

# \$724,800 - 77 Glacier Drive Sw, Calgary

MLS® #A2220800

## \$724,800

5 Bedroom, 2.00 Bathroom, 1,501 sqft  
Residential on 0.16 Acres

Glamorgan, Calgary, Alberta

Exceptional Opportunity in Glamorgan.

This 1,501 sq ft bungalow presents great potential for investors, renovators, or first-time homebuyers eager to build equity in a well-established neighborhood. The possibilities for transforming this space into something extraordinary are endless.

Features of the Bungalow include:

**Spacious Living Room:** Features bay windows and a cozy gas fireplace.

**Functional Kitchen:** Provides access to a large deck and is conveniently located next to the dining room.

**Inviting Dining Room:** Boasts double-door access to a generous sunroom.

**Bonus Room:** Accessible from the living room, offering additional living space.

**Three Bedrooms:** Accompanied by a full 4-piece bathroom.

**Finished Basement (with separate entrance):** Includes a large recreation room, two bedrooms, and a small kitchenette area, a full bathroom, large utility room with laundry facilities.

The large covered deck leads to an interlocking brick patio, surrounded by trees for added privacy. A sizeable shed is available for storing your lawn and gardening equipment, while the double detached garage provides alley access.

With its generous square footage, this bungalow offers numerous options to create a home that truly reflects your style and vision.

Glamorgan, boasting excellent access to



schools, parks, shopping centers, and recreational facilities and friendly atmosphere, combined with well-maintained streets and green spaces, makes this community a desirable place to call home.

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220800    |
| Price          | \$724,800   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,501       |
| Acres          | 0.16        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 77 Glacier Drive Sw |
| Subdivision | Glamorgan           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 5A3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Skylight(s)               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|                 |   |
|-----------------|---|
| Heating         | Forced Air                                    |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Living Room, Mantle, Raised Hearth, Tile |
| Has Basement    | Yes   |
| Basement        | Finished, Full                                |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 6              |
| Zoning         | R-CG           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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