

**156 Gordon Drive SW**  
**Calgary, Alberta**

**MLS # A2223384**



**\$798,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Off Street, Secured		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Vinyl Windows		

**Inclusions:** TV Wall Mount x2- Located in Kitchen/Dining Room & in the Basement Family Room

Generously Sized Bungalow, Fantastic Location, Abundant Lot, with Plenty of Updates + Much More! This is your chance to enter into the Exclusive Community of Glamorgan. Established in 1958, this community needs no introduction as it embraces large mature lots with a wholesome community atmosphere. Conveniently located, this home is not too far from Richmond Square, Westhills Shopping Plaza, Schools, the Glenmore Reservoir & DT Calgary. Visit the mountains with ease by accessing 22x in 2 minutes & driving West. When visiting this sizeable Bungalow, you will immediately experience a Stucco/Brick exterior that provides a pleasant curb appeal & hones a home sweet home feel! The lot is a great size & has been allocated accordingly to create your perfect outdoor retreat at home. Enter & be greeted with 1207 Sq Ft of ample space on the main floor that contributes a designated family room, flowing through to the open concept kitchen/dining room & the 3 bedrooms/bathroom. Appreciate the comforts of a book while warming by the wood burning fireplace in the family room; enjoy the openness of the kitchen/dining room with floor to ceiling west facing windows that can't say no to light; Cook like a pro with a gas range stove; enjoy a coffee in the morning in the private west facing backyard; experience the comforts of home with 3 bedrooms above grade. This home truly provides it all! There is a back mudroom area that is a great access point from the garage. The basement is a defined 980 Sq Ft & presents a 4th bedroom, a large renovated bathroom, a detailed space for recreational activities, storage & a media room with a notable gas fire place. This property has been well maintained during the owners tenure. Notable Updates Include: Main Floor Heat Pump (2023), New Fridge & Dishwasher (2023), New Washer/Dryer & Water Softener (2019), Kitchen Cabinets

Painted & New Hood Range (2024), Basement Bathroom Fully Updated (2024) & the Exterior Painted (2020). To cap it all off, the double detached garage is heated & will serve you well in the winter time. Its safe to say its easier to appreciate all this house has to offer in person. Come take a look!