

**2008 Georgia Street SW
Calgary, Alberta**

MLS # A2305890



\$824,999

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Carport, Covered, Garage Door Opener, Garage Faces R		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows, Wood Counters		

Inclusions: None

OPEN HOUSE SATURDAY MAY 9th 2-4PM Welcome Home! This beautifully maintained 1,297 sq ft bungalow is ideal for families, investors, or empty nesters alike. Situated on a massive 65' x 100' lot on a fantastic street with off-street parking in the highly sought-after community of Glendale, this home offers incredible curb appeal from the moment you arrive. The well-manicured yard, extended driveway, and custom-built timber carport create a warm and inviting first impression, while a thoughtfully designed privacy wall allows you to enjoy your morning coffee in the west-facing front yard. Step inside and you'll immediately appreciate how meticulously this home has been cared for. The spacious foyer welcomes you in, with durable vinyl plank flooring flowing throughout the main level. The sun-filled living room features large, updated windows that flood the space with natural light and connects to a formal dining area—perfect for hosting family gatherings and holiday dinners. The kitchen is both functional and stylish, offering ample cabinet and counter space, stainless steel appliances, and beautiful butcher block countertops. Down the hallway, you'll find two well-sized bedrooms and an oversized primary bedroom, all finished with elegant maple doors. The main floor is completed by a newly renovated 4-piece bathroom. The fully developed basement has been tastefully professionally renovated and features new carpet throughout. Here, you'll find two additional large bedrooms with oversized windows, bringing in plenty of natural light. A generous central space provides the perfect setting for a family room, media area, or recreation space—ideal for relaxing or entertaining. This level also includes a 3-piece bathroom with a walk-in shower and a spacious laundry room with plenty of storage. Step outside to

your beautifully landscaped backyard oasis. With two patio areas, you can enjoy both sun and shade throughout the day—perfect for unwinding or hosting guests in a peaceful setting. A single detached garage adds convenience and additional parking. Located in the desirable community of Glendale, you’ll enjoy access to excellent schools, parks, and walking paths, along with nearby shopping and amenities. Just 10 minutes to downtown and 15 minutes to the mountains, this location truly offers the best of both worlds. Don’t miss this incredible opportunity—Welcome Home!