

**116 Gloucester Crescent SW**  
**Calgary, Alberta**

**MLS # A2320699**



**\$915,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Park		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot, Treed, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Quartz Counters, Sump Pump(s)		

**Inclusions:** Backyard lights & Shed. Trampoline and Play Structure are negotiable but not included.

Tucked into one of Calgary's most coveted established communities, this beautifully updated Glamorgan bungalow is hitting the public market for the first time in over 50 years — and it shows in every detail of how it's been cared for. Set on a rare 10,412 sq ft pie-shaped lot on quiet Gloucester Crescent, the home is flooded with natural light from the moment you step inside. Hardwood floors run throughout the main level, anchored by an updated kitchen that opens seamlessly into the dining and family rooms — a naturally connected layout ideal for everyday living and entertaining alike. The kitchen features refreshed finishes, updated appliances, and a reverse osmosis system connected directly to the tap and fridge. Three main-floor bedrooms — including a full primary suite with ensuite — plus a second full bathroom make this an ideal home for families of any size. The fully finished basement adds a fourth bedroom, third bathroom, updated laundry room, and generous rec space flexible enough for guests, a home office, a kids' zone, or all three. Outside, the backyard is a private oasis framed by mature trees — equally suited as a serene retreat, off-leash paradise, or future garden space. The double detached garage is a tear-down, but that's the opportunity: the lot is perfectly positioned to build a large three-car garage with a lane home above, adding serious long-term value. Practical upgrades are already taken care of: new electrical panel, 200-amp service on a post-mounted exterior disconnect, central A/C, updated kitchen, bathrooms and laundry, filtered shower heads, and reverse osmosis system. The location is hard to beat. Walk to Glamorgan School, St. Andrew School, or A.E. Cross. The off-leash park is literally down the lane. Shopping, Stoney Trail, and the Tsuu T'sina

connector are minutes away &mdash; downtown Calgary is 15 minutes out, city limits is 16 minutes in the other direction on the Trans-Canada. This kind of Glamorgan opportunity doesn&rsquo;t come often and won't last long. Call your favorite Realtor today.