

# \$799,000 - 96 West Glen Crescent Sw, Calgary

MLS® #A2212388

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,037 sqft

Residential on 0.16 Acres

Westgate, Calgary, Alberta

Modern and comfortable, this house is perfect for a young family or busy professionals. The yard is massive and the neighbourhood is quiet and peaceful. Newly renovated with 3 bedrooms and 2 full bathrooms up, vinyl plank flooring, quartz counter tops and beautiful new cabinets. From the back entrance you access the legal suite down with its large kitchen, bedroom and 4-piece bathroom. Tenants share the utility room, with laundry, so the upstairs is not limited to stacked laundry space. There is even extra storage downstairs, with a freezer and brand-new carpet throughout. The massive yard and patio give you more than enough outdoor space to play or garden during warm summer evenings, with the ability to store equipment and toys in the double detached garage or in the large shed. If you are looking for additional off-street parking, the side of this home was previously used to store an RV, and there is room for 3 more vehicles behind the garage. This is a mature and spacious neighbourhood with beautiful established trees and greenspaces, all within walking distance of the C-Train and Westbrook Mall, or a 15-minute drive to downtown. For school age children the nearest elementary school is only 1/2 km, or you can walk or drive within minutes to a choice of public, separate and private schools.

Built in 1960

## Essential Information



MLS® #	A2212388
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,037
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	96 West Glen Crescent Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2X3

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Treed
Roof	Asphalt

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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