

# \$694,900 - 2612 Glencastle Street Sw, Calgary

MLS® #A2238387

**\$694,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.11 Acres

Glendale., Calgary, Alberta

Welcome to your dream home in the heart of Glendale! This stunning bungalow, situated on a desirable street, offers the ideal combination of modern amenities and classic charm. It sits on a 50'x100' flat lot with R-CG zoning. Whether you are seeking your first home, investment property, or development opportunity, there are endless possibilities here.

Upon entering the home, you will be immediately captivated by the beautifully refinished hardwood floors that flow seamlessly throughout the spacious main floor. The living room's large windows flood the space with light, creating a warm and inviting atmosphere. The kitchen is a chef's delight, equipped with ample cabinetry for all your culinary needs and offering views of the spacious backyard—ideal for outdoor gatherings and summer barbecues. The primary bedroom boasts ample natural light and generous closet space. The additional bedroom is well-appointed and versatile, suitable for family, guests, or a home office.

The five-piece bathroom has been tastefully updated with modern fixtures and finishes. Freshly touched-up paint throughout the home provides a crisp, clean backdrop for your personal style. Basement is partially finished & offers a large rec room along with a 3-pc bathroom. Plenty of storage space and room



for future development. Step outside to discover a backyard that truly sets this home apart, offering a perfect setting for relaxation and outdoor entertaining. The home comes with a detached single garage and an air conditioning unit, ideal for cooling down during the hot summer days. Conveniently located near top-rated schools, shopping, dining, and entertainment options, this bungalow in Glendale is an exceptional find. Donâ€™t miss the opportunity to make this exquisite home yours. Schedule a private showing today and experience the beauty and charm of this remarkable property firsthand.

Built in 1954

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238387    |
| Price          | \$694,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 861         |
| Acres          | 0.11        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2612 Glencastle Street Sw |
| Subdivision | Glendale.                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 4C7                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                                                              |
| Appliances        | Central Air Conditioner, Electric Range, Microwave, Portable Dishwasher, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

## Listing Details

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

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