# \$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, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Freezer

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 14

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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