

# \$998,000 - 31 West Glen Crescent Sw, Calgary

MLS® #A2206476

**\$998,000**

5 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.14 Acres

Westgate, Calgary, Alberta

Welcome to this beautifully renovated bungalow situated on a quiet corner lot in the heart of peaceful Westgate. The spacious floor plan features an open and bright layout, made possible by a professionally engineered flush-beam in the ceiling, and offers a total of five bedrooms and three full baths.

Meticulously renovated inside and out, the home features all new plumbing and electrical systems, as well as new windows, Hardie board siding and upgraded soffits with recessed lighting. The custom bathrooms and kitchen feature quartz countertops, and the timeless stainless-steel appliances include a gas range and built-in microwave. You'll definitely appreciate the luxurious engineered hardwood floors throughout the main floor, as well as heated tile floors in all the bathrooms. Some of the other extras include custom blinds, a cozy fireplace, stylish built-in cabinets in the living and dining rooms, and roughed-in central vacuum. The fully developed basement offers ample windows and versatile space for family, work or play and includes a stylish wet bar. Outside you'll also find the property features new fencing, a large deck and an oversized double garage. The garage features a 7' and a 9' door, both with new openers, as well as extra parking on the front driveway. The large corner lot offers excellent daylight exposure to the backyard with the potential for an all-day oasis. Other recent updates include a high-efficient furnace and roofing. Westgate is only minutes from all the



amenities you need, like the LRT, schools, shopping and downtown and also enjoys close proximity to the scenic pathways of Edworthy Park. This home presents a wonderful opportunity to own a meticulously renovated property in one of Calgary's most desirable neighborhoods. Be sure to view the virtual tour then call your favourite Realtor for a private showing.

Built in 1959

### Essential Information

MLS® #	A2206476
Price	\$998,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,330
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	31 West Glen Crescent Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2X5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

## Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Blower Fan
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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