

# \$725,000 - 2623 Glencastle Street Sw, Calgary

MLS® #A2249957

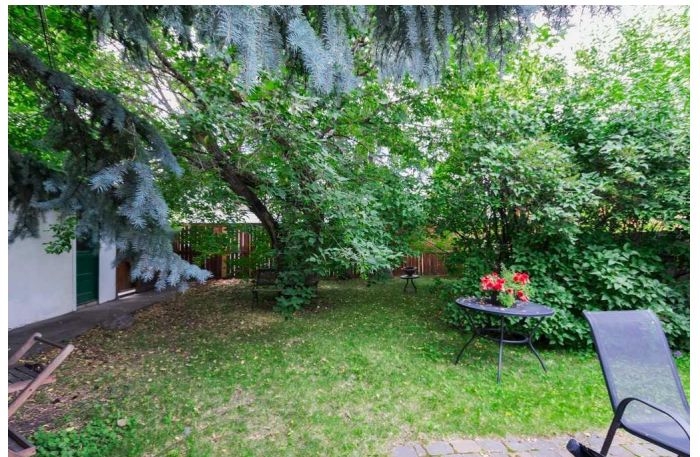
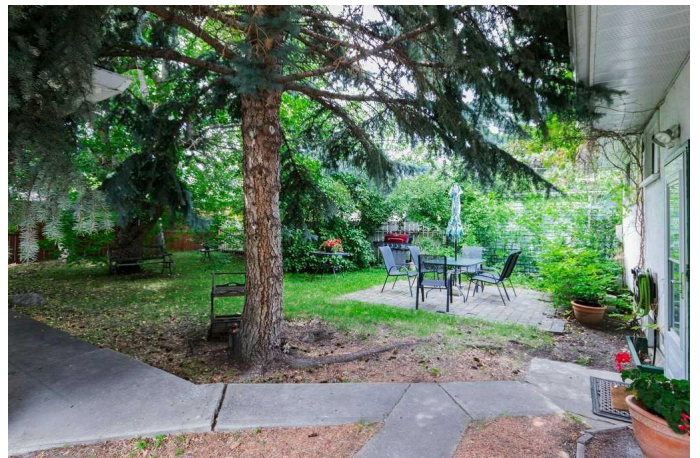
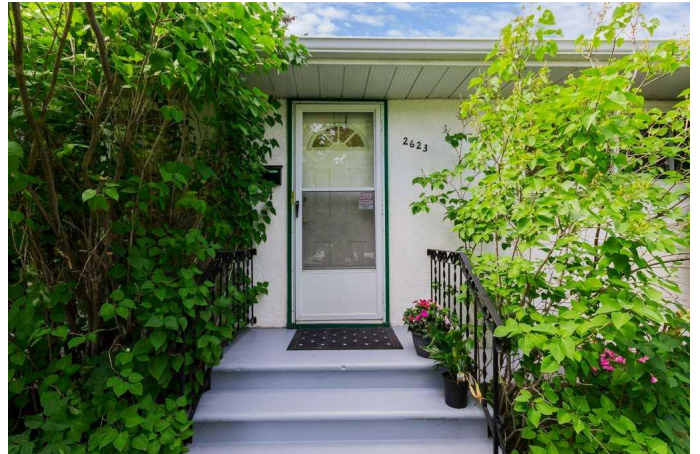
**\$725,000**

2 Bedroom, 1.00 Bathroom, 862 sqft

Residential on 0.11 Acres

Glendale., Calgary, Alberta

Super bungalow on quiet street one block from school and kids playground. This bungalow has Great Curb Appeal & on 50'x100 foot treed lot. Enter foyer and right away you see the charm as you view the combined living and dining room with huge picture window looking out onto treed front yard (Currently owner has piano in dining area). The Bright Kitchen was renovated a few years ago and is relative today with newer counters and neutral vinyl flooring, white country style cabinets and black iron handles; fridge and stove & built in dishwasher, Lots of counter space and 3 windows for amazing light including eating area. Two large bedrooms: Primary bedroom with double closet, both just around the corner of the updated 4 pc bathroom with marble tub surround, newer flooring and vanity. Main floor has hardwood flooring except kitchen and bathroom. Note as well: Newer windows main floor and lower level. Lower level is partially developed with large recreation room combined with games area. Well treed west back yard, patio & fully fenced. There's an oversized single garage, electric opener and control. Fabulous location: nearby shopping; Richmond Square and West Hills as the major malls, Glendale School - 1 block; St Thomas Aquinas School-4 blocks; S Gregory Junior High-10 blocks. For the kids, nearby West Hills Rec Centre, and Optimist Park & Rec Center. Enjoy many all year round family activities in Edworthy Park (hiking trails, skip stones in the river, fishing, kids playground,



BBQ your hot dogs or hamburgers by the river & more. All these amenities are within 5-10 minutes away including Quick and easy access to Downtown, Stoney Trail & LRT also has access nearby. Truly a great home and opportunity for first time buyer or builder/contractor, thus a must come and see and buy.

Built in 1954

### **Essential Information**

MLS® #	A2249957
Price	\$725,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.11
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2623 Glencastle Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4C7

### **Amenities**

Parking Spaces	1
Parking	Oversized, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	3
Zoning	H-GO

## Listing Details

Listing Office	Royal LePage Solutions
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