



DON'T GAMBLE WITH YOUR HOME.
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**44 Gladstone Gardens SW
 Calgary, Alberta**

MLS # A2255924



\$625,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None.

****OPEN HOUSE: SATURDAY SEPT 13th 12:00-2:00pm**** Charming Bungalow Villa with Endless Storage & Prime Location! This rare end-unit bungalow villa offers the perfect blend of convenience, comfort, and style. Featuring 2 bedrooms, 3 bathrooms, and vaulted ceilings with a skylight, the open main floor is bathed in sunlight. The functional kitchen leads to a large back deck, ideal for morning coffee or evening relaxation. A wood-burning fireplace in the living room adds warmth and charm, while the dining area makes entertaining a breeze. Designed for effortless living, this home has main floor laundry, a double attached garage, and air conditioning for year-round comfort. Recent updates include new main floor windows and doors (2017-19) and extra attic insulation for energy efficiency. Storage will never be an issue—this home has more than you could ever need! Located in a well-managed and maintained condo community with no age restrictions, this home is perfect for those seeking single-floor accessibility or a fantastic opportunity for families and first-time buyers. Enjoy the convenience of being minutes from shopping, schools, downtown, and the ring road, offering quick access to anywhere in the city or a weekend getaway to the mountains. Come see the potential and make this beautiful home yours today!