

**2027 Georgia Street SW**  
**Calgary, Alberta**

**MLS # A2214471**



**\$895,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, See Remarks		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Many Trees, Rectan		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** N/A

**OPEN HOUSE - Saturday, April 26 from 1PM to 3PM - GLENDALE AT ITS BEST -** This wonderful property is ready to be your next home - over 2000 square feet of LIVING SPACE offered with an inviting floor plan. This home is rich in charm and comfort! **HIGHLIGHTS** include hardwood throughout the main floor living spaces, an UPDATED and OPEN CONCEPT kitchen and dining room IDEAL for family gatherings and shared FAMILY TIME - a SPACIOUS living room with a convenient gas fireplace overlooking your GARDEN perfect for your cat to watch birds and squirrels or a cozy winter night with hot chocolate - 4 generous BEDROOMS and 2 full BATHROOMS - a LARGE rec room with SECOND gas fireplace - full LAUNDRY room with ABUNDANT STORAGE throughout the house. OUTSIDE is equally appealing and practical featuring an OVERHEIGHT double garage - incredible WEST backyard and large SOUTH facing side yard highlighted with an aluminum PERGOLA, FLAGSTONE PATIO, voluminous greenery and pond. Finally, enjoy the practicality of this excellent location - 5 SCHOOLS and transit access within walking distance - STEPS AWAY from Turtle Hill with kids play park, tobogganing hill, tennis courts, skating, hockey rink, and other community facilities and a short commute to downtown. Make this wonderful home yours today!