

# \$864,900 - 71 Greenwood Crescent Sw, Calgary

MLS® #A2203950

**\$864,900**

4 Bedroom, 3.00 Bathroom, 1,141 sqft

Residential on 0.15 Acres

Glamorgan, Calgary, Alberta

Welcome home to 71 Greenwood Crescent - Charming 4-Level Split in Glamorgan with Illegal Studio Suite â€“ Steps from Mount Royal University! Discover this beautifully maintained 4-level split in the desirable community of Glamorgan, offering a versatile layout perfect for families, investors, or those seeking rental income. Ideally situated just minutes from Mount Royal University, this home provides both convenience and potential! The inviting main floor open concept living room, kitchen & dining is ideal for family gatherings with plenty of natural light from the east and west windows and large skylights. Upstairs are 3 bedrooms with the primary having a large walk-in closet and completing the area is a beautiful updated main bath with separate tub and oversized glass shower & infloor heat. The lower level has infloor heat throughout and can be used for multiple purposes including a family room, office area, games room or with the additional washer hookup a second laundry area can easily be constructed. The separate entrance area hosts the existing laundry and 2pc bath before proceeding down to the basement level. To complete the home is the basement studio suite which is perfect for a tenant, university student, extended family, grand-parents or your own additional living space. This home also features 3 high end fireplaces which can heat the home without the furnace & an air-exchange(HRV) unit with all hard flooring throughout making for a clean living



environment. This home provides plenty of parking with the over-sized, insulated, heated double detached garage, alley access for more rear parking plus a double front paved parking pad. The rear yard is a private gem with a large 2-tiered composite no maintenance deck plus ample green space. Don't miss out on this perfect opportunity to suit your real estate needs!

Built in 1957

### Essential Information

MLS® #	A2203950
Price	\$864,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	71 Greenwood Crescent Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4X5

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Workshop in Garage

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Living Room, Basement, Recreation Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 24th, 2025

Days on Market 29

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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