

\$899,900 - 71 Greenwood Crescent Sw, Calgary

MLS® #A2203950

\$899,900

4 Bedroom, 3.00 Bathroom, 1,141 sqft
Residential on 0.15 Acres

Glamorgan, Calgary, Alberta

****OPEN HOUSE SAT. MARCH 29, 1-3PM****

Welcome home to 71 Greenwood Crescent - Charming 4-Level Split in Glamorgan with Illegal Studio Suite - 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 & in-floor heat. The lower level has in-floor 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	\$899,900
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, Sump Pump(s), Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 3
Fireplaces Basement, Gas, Living Room, 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 5
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.