

# \$625,000 - 44 Gladstone Gardens Sw, Calgary

MLS® #A2255924

**\$625,000**

2 Bedroom, 3.00 Bathroom, 1,403 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

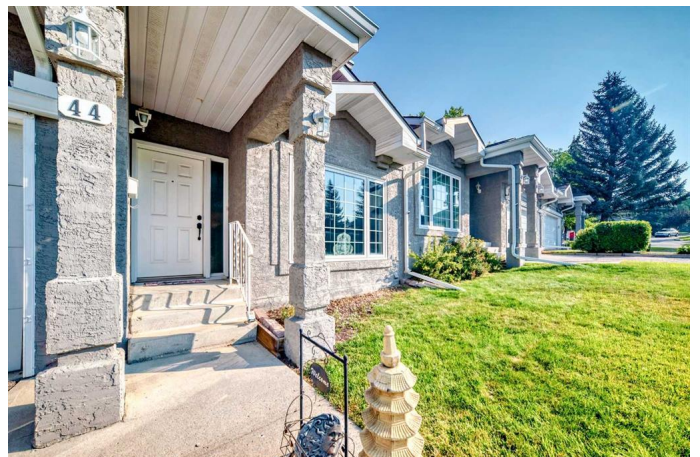
Charming Bungalow Villa with Endless  
Storage & Prime Location!

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!

Built in 1989

### Essential Information

MLS® #	A2255924
Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	44 Gladstone Gardens Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7E4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Basement, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Zoning	M-CG d37

### **Listing Details**

Listing Office	CIR Realty
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