

# \$849,900 - 27 Langton Drive Sw, Calgary

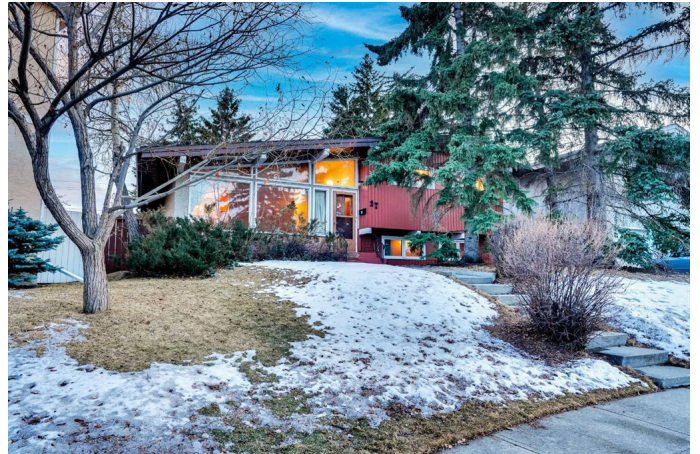
MLS® #A2212328

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,138 sqft  
Residential on 0.16 Acres

North Glenmore Park, Calgary, Alberta

A RARE OPPORTUNITY IN NORTH GLENMORE PARK\_\_\_On a quiet street in the centrally located North Glenmore Park community, this four-level split in original condition sits on a large 6,885 Sq.Ft. pie-shape lot with a very spacious south-facing backyard.\_\_\_This property offers multiple ownership options:  
\_â€¢ A brand new build with one of the many fine builders / developers / architects currently very active in the area, including one on the neighbouring lot just three doors east;\_â€¢ A full update plus a full-width high-ceiling rear extension and basement, at a lower budget;\_â€¢ A modest update allowing your family to move in and enjoy this sought after community; or\_â€¢ A more modest update for rental income and future lot value appreciation.\_\_\_The expansive south-facing backyard with its 100 Ft. rear property line makes possible a spacious 3-car or even 4-car garage, and/or maybe a lane-house too.\_\_\_Your family will enjoy the many fine schools nearby. Walk or bike to Sandy Beach, North Glenmore Park / Weaselhead Natural Area and Heritage Park. Explore the extensive Calgary path system that passes nearby. Shop at Chinook Centre, Westhills or the eclectic Marda Loop. Health services like Rockyview Hospital, Mayfair and Canada Diagnostic Centres are all 5-10 minutes away. The multi-lane Crowchild Trail and Glenmore Trail enable quick access to downtown, airport and the mountains.\_\_\_This is a rare ownership and



investment opportunity.

Built in 1962

### Essential Information

MLS® #	A2212328
Price	\$849,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,138
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	27 Langton Drive Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5G1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Oven, Electric Stove, Washer, Gas Dryer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Partially Finished, Partial

**Exterior**

Exterior Features      Private Yard  
Lot Description        Pie Shaped Lot, Treed  
Roof                      Other  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 18th, 2025  
Days on Market        1  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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