

**27 Langton Drive SW**  
**Calgary, Alberta**

**MLS # A2212328**



**\$849,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

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: \_\_\_&bull; 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;\_\_\_&bull; A full update plus a full-width high-ceiling rear extension and basement, at a lower budget;\_\_\_&bull; A modest update allowing your family to move in and enjoy this sought after community; or\_\_\_&bull; 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.