5712 Layzell Road SW
Calgary, Alberta

MLS # A2224779

$680,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	**Age:**	1961 (65 yrs old)
Beds:	3	**Baths:**	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood, See Remarks	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, See Remarks, Soaking Tub		

Inclusions: Piano, Desk in Basement

Welcome to this beautifully maintained, custom-built bungalow in sought-after North Glenmore Park! Offering over 1,800 sq. ft. of living space, this home seamlessly blends mid-century character with modern comfort and thoughtful updates throughout. Recent improvements include triple-pane windows (2016), Hardie board siding, a new roof (2022), furnace (2023), hot water tank, renovated kitchen and bathroom (2022), and fresh exterior fence paint (2024)—providing peace of mind for years to come. The bright main floor features hardwood flooring, a spacious living room with a cozy wood-burning fireplace, a fully renovated kitchen with a large island and stylish finishes, a generous dining area, two bedrooms, and a stunning 5-piece bathroom. The finished lower level expands your living options with a third bedroom, a den, home office, oversized recreation/games room, and ample storage. Enjoy outdoor living in your private fenced yard with a patio area and an oversized double garage (26’1” x 25’11”) with lane access. Located in one of Calgary’s most desirable inner-city communities, this home offers easy access to Glenmore Athletic Park, River Park off-leash area, Sandy Beach, the Glenmore Reservoir, and several golf courses. Close to excellent schools, Mount Royal University, transit, and major routes, this is a move-in ready bungalow offering exceptional value and lifestyle.