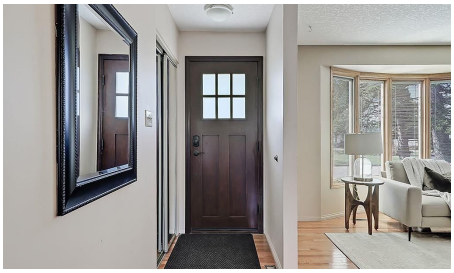
44 Granlea Place SW

Calgary | Active | MLS® A2348451

$849,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1959**	**1,188.44 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

Tucked away on a quiet, highly sought-after cul-de-sac in Glendale, this updated home offers a rare combination of privacy, functionality, and timeless design. Fronting onto a lush park and green space, the setting is both peaceful and picturesque while still remaining close to everything the west side has to offer.

With just under 1,200 square feet above grade and five bedrooms in total, this home has been thoughtfully designed to maximize both comfort and usability. The main level features a bright, open layout centred around a beautifully updated kitchen; complete with custom maple cabinetry, stainless steel appliances, and cleverly integrated storage. Large upgraded windows flood the home with natural light, while built-in blinds provide added privacy and ease of use. Upstairs, three well sized bedrooms including a full bathroom, and a spacious primary retreat with its own private 2 piece ensuite.

The updated lower level expands the living space significantly, offering two additional bedrooms, vinyl plank flooring and enhanced insulation in both the walls and ceilings. Dimmable lighting throughout the entire home allows you to create the perfect ambiance in every room.

Outside, the curb appeal has been completely refreshed with a striking combination of stone and Hardie board siding, new 50-year shingles, exposed aggregate walkways, and professionally designed landscaping. The backyard is equally impressive, featuring built-in garden beds, a dedicated storage shed, and newer fencing for added privacy.

A heated 22’ x 22’ detached garage with a workshop space makes this property especially appealing for hobbyists, or those needing additional storage.

Mechanical upgrades include a dual-furnace system, water softener, and a hot water tank; providing reliable, efficient performance year-round.

Ideally located just minutes from the 45 Street LRT station, Westbrook Mall, Westhills Shopping Centre, major commuter routes, schools, and everyday amenities, this is a great opportunity to own a turn key home in one of Glendale’s most established and desirable pockets!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348451
Bedrooms	5
Bathrooms	3
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,188.44 sq. ft.
Main Level Finished Area:	1,188 sq. ft.
Below Grade Finished Area:	1,040.72 sq. ft.
Acreage:	No
Lot Area:	5,974 sq. ft.
Lot Frontage:	60' 1/8 "
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	6182HM
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Stone, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning Stove
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16'3" × 14'11" ·
Main Floor	Kitchen · 14' × 13'2" ·
Main Floor	Dining Room · 10'3" × 10'2" ·
Main Floor	Bedroom - Primary · 13'5" × 11'8" ·
Main Floor	Bedroom · 9'11" × 8'8" ·
Main Floor	Bedroom · 10' × 7'11" ·
Basement	Bedroom · 12' × 10' ·
Basement	Bedroom · 12' × 10'1" ·

Basement	Storage · 19'5" × 12'8" ·
Basement	Laundry · 9'3" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, See Remarks, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-granlea-place-sw-calgary-a2348451/

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