



c 403-836-1520 o 403-259-4141
karenfawcett@icloud.com www.karenfawcett.ca

TOP 1% OF ALL
CALGARY REALTORS



5712 Layzell Road SW, Calgary, Alberta - \$737,500



Main Photo

Property Description

Welcome to this well-maintained, custom-built bungalow offering over 1,800 sq. ft. of living space across the main and lower levels. Thoughtfully updated, this home blends mid-century character with modern comfort and functionality.



[Karen Fawcett](#)
RE/MAX Realty Professionals
karenfawcett@icloud.com
P: 403-836-1520
M: 403-836-1520

Recent upgrades include: new double glazed triple-pane windows (2016), a full kitchen and bathroom renovation (2022), fresh exterior fence painting (2024), Hardie board siding, a new roof (2022), new furnace (2023), and a new hot water tank—giving peace of mind for years to come.

The bright main floor showcases a spacious living room with hardwood flooring and a cozy wood-burning fireplace, a renovated kitchen with a large island and stylish finishes, a generous dining space, two bedrooms, and a beautifully updated 5-piece bathroom.

The finished basement expands the living space with a third bedroom, a den, an office, an oversized recreation/games room, storage, and laundry.

Outdoors, you'll find a private fenced yard, patio area, and an oversized double garage (26'1" x 25'11") with lane access.

This home is an excellent opportunity for those seeking a move-in ready bungalow with extensive updates and plenty of space for family living.

North Glenmore Park is a sought-after inner-city community, celebrated for its easy access to recreation, education, and amenities. Nearby you'll find Glenmore Athletic Park, River Park off-leash area, Sandy Beach, the Glenmore Reservoir, and multiple golf courses including Lakeview and Earl Grey. The area is home to excellent schools at every level, including Central Memorial High School and Mount Royal University. With public transit options close at hand and quick connections to Crowchild Trail, Glenmore Trail, and Stoney Trail, this is a community that combines convenience with lifestyle.

REALTOR Referral



REALTOR®

Mobile: 403-836-1520

Email: karenlfawcett@icloud.com

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX Realty Professionals



[Karen Fawcett](#)

RE/MAX Realty Professionals

karenlfawcett@icloud.com

P: 403-836-1520

M: 403-836-1520