

# \$1,475,000 - 30 Granlea Place Sw, Calgary

MLS® #A2234836

**\$1,475,000**

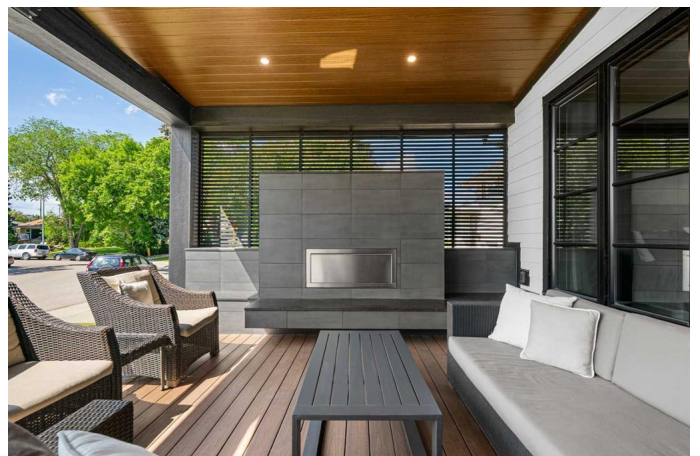
4 Bedroom, 3.00 Bathroom, 1,821 sqft

Residential on 0.13 Acres

Glendale., Calgary, Alberta

Tucked away on a quiet street in the heart of Glendale, 30 Granlea Place is a masterfully renovated bungalow that blends thoughtful design, premium upgrades, and timeless style. An extensive 2022 exterior renovation elevated both form and function, transforming the home's curb appeal into an architectural showpiece and creating an incredible outdoor living space. At the front of the home, a striking covered composite deck spans the entire façade, thoughtfully designed for comfort and style. This private yet welcoming space includes a built-in gas fireplace with overhead patio heater and ample room for lounging or entertaining. The updated exterior also features Hardie board siding, oversized windows and includes just under 3400 sq ft of refined living space, filled with natural light and warm contemporary finishes.

The main level features a bright, open layout, anchored by a custom gas fireplace and wide-plank luxury vinyl flooring. The spacious living and dining areas flow seamlessly into a designer kitchen, complete with quartz countertops, sleek cabinetry, stainless steel appliances, and expansive windows that flood the space with natural light all day long. There are three generously sized bedrooms on the main floor, including a luxurious primary retreat with a spa-inspired ensuite featuring dual vanities, and a glass walk-in shower. The two additional bedrooms share a stylish full bath and offer charming views through large,



picturesque windows.

Downstairs, the fully developed lower level offers excellent versatility with a fourth bedroom, adjacent full bathroom, perfect for teenagers or extended family, a large recreation/media room with a wet bar and bar fridge, a dedicated laundry area, and a massive crawl space for bonus storage.

Outdoors, enjoy a low-maintenance backyard with underground sprinklers, composite deck, full fencing, and a double detached garage.

The lot is ideally positioned on a quiet green space, steps from parks and schools, offering both tranquility and convenience.

Located in one of Calgary's most beloved westside communities, you'll appreciate easy access to the West LRT, downtown, Glendale Community Centre, and the shops and restaurants along 17th Ave SW.

This is a rare opportunity to own a turn-key, fully renovated home in a family-friendly neighbourhood where charm, comfort, and community come together.

Book your private showing today and experience life at 30 Granlea Place.

Built in 2013

## Essential Information

MLS® #	A2234836
Price	\$1,475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,821
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	30 Granlea Place Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4K2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX First

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