

# \$1,099,900 - 25 Manor Road Sw, Calgary

MLS® #A2229650

**\$1,099,900**

3 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

Welcome to the sought-after community of Meadowlark Park! This beautifully renovated bungalow has almost 2500 square feet of living space developed. As you enter, you will immediately notice the VAULTED CEILINGS beautifully accented with eye-catching open beams, crown moldings, hardwood floors, and an abundance of windows letting in light from all directions to this huge open-concept main level. The bright, open kitchen features stone countertops, a SOUTH FACING BAY WINDOW, stainless steel appliances, 2 kitchen islands, a gas cook-top, and lots of high-quality cabinets for all your storage needs. Down the hallway, you will pass by a one of the three bedrooms, a 6-PIECE bathroom with dual sinks and a spa-inspired walk-in STEAM SHOWER, and the large primary bedroom, complete with an en-suite bathroom, and walk in closet. Downstairs you'll find a massive 3rd bedroom with a cheater 3-piece ensuite bathroom including a large walk-in shower, a den/office, and very large Rec-Room. Crown moldings throughout the entire home give it that extra "something" that your guests will not soon forget! Out back is your own IRRIGATED GREENHOUSE, and year-round SWIM SPA ! Or, if a greenhouse isn't your thing, this could easily be converted to a 3 season south facing sunroom. The front of this home shows some great curb appeal with underground sprinklers, a large sun-catching front deck, and a pleasant CREEK FEATURE that will be a joy



to hear gurgling away while you sip your morning coffee. Perfectly located away from busy streets, this home sits on a 6000 sq foot CORNER LOT. A double attached over height garage and front driveway provide extra parking. Other notable features of this amazing home are 2 hot water tanks and CENTRAL AIR CONDITIONING. Meadowlark Park is only a 10-minute drive from downtown, and is close to schools, shopping, parks, chinook mall, restaurants, the Glenmore reservoir, golf courses, and many major roadways. Call your favorite Realtor® and come see this amazing home before it's sold to another very lucky family !

Built in 1956

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229650    |
| Price          | \$1,099,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,459       |
| Acres          | 0.14        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 25 Manor Road Sw |
| Subdivision | Meadowlark Park  |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 2A1          |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                       |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, On Street, 220 Volt Wiring, Insulated, Off Street |
| # of Garages   | 2                                                                                                       |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Wood Windows, Steam Room    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                       |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Outdoor Shower                                             |
| Lot Description   | Back Lane, City Lot, Corner Lot, Garden, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame, Wood Siding                                            |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 96              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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