

# \$1,150,000 - 25 Manor Road Sw, Calgary

MLS® #A2229650

**\$1,150,000**

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 youâ€™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 â€œsomethingâ€• that your guests will not soon forget! Out back is your own IRRIGATED GREENHOUSE, and year-round SWIM SPA ! Or, if a greenhouse isnâ€™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	\$1,150,000
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	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Insulated, Off Street, On Street
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Crown Molding, Kitchen Island, Steam Room, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows
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	16
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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