



GRASSROOTS
REALTY GROUP

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**1956 Kelwood Drive SW
Calgary, Alberta**

MLS # A2258748



\$849,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,257 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Irregular | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | RCG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Dry Bar, French Door, Soaking Tub | | |

Inclusions: N/A

Nestled in the well-established community of Glendale and set on a generous 7,179 sq ft corner lot, this beautifully maintained 1950's bungalow offers incredible potential to become your ideal family home. Originally a 3-bedroom layout, one bedroom has been thoughtfully converted into a cozy den or home office. The main floor features spacious living and dining areas, a bright kitchen with stainless steel appliances, two comfortable bedrooms, and a charming 3-piece bathroom with classic 1950s retro tile. The fully developed basement includes a large family room with a fireplace, a versatile den/flex room, a 4-piece bathroom, and a dedicated laundry area. Outside, you'll love the mature trees in the front yard and the expansive backyard with a patio, perfect for outdoor gatherings, plus a double detached garage for added convenience. Ideally located near parks, schools, shopping, public transit, and offering easy access to both 17th Avenue and Sarcee Trail.