



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2607 Kelwood Drive SW
Calgary, Alberta

MLS # A2273154

\$774,900



Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

OPEN HOUSE Saturday Nov. 29th 1:00 to 3:00 pm. Here it is! A Glendale Classic Bungalow property with multiple opportunities. This large, corner unit Bungalow boasts over 1,500 sq. ft. on the main floor and over 1,000 more with a fully completed basement! If you are looking for a well cared for, move-in ready property in a mature and fully developed community that is close to shopping, a quick commute to downtown, and also want to enjoy the many natural, outdoor amenities that Calgary's west side has to offer, than this is for you! If you have a young and growing family, this home is walking distance to schools, parks, playgrounds bike paths and more. This family friendly community has it all. The house is scalable for a growing family as well. Outfitted with a large and functional kitchen, a designated dining room, a large family room as well as casual living room all on the main floor. Featuring a lovely 3 way gas fireplace as a focal point in this cozy and comfortable space. A large Master Bedroom and spacious second bedroom, the upstairs is a bright, comfortable functional space. The fully completed lower level includes another large family room for everyone to enjoy and a large recreation/games room that can be utilized in many ways. A very large bedroom is also included with a full 3 piece bathroom to complete everything required. There is a separate laundry room and storage space for tools or toys! Off the main floor is the double attached garage and a low maintenance backyard, that includes a large, freshly refinished deck to enjoy those evening sunsets for barbecues and relaxation. Perfectly set up for young families, growing families, or Inner-City professionals looking for a unique alternative that is character rich situated in a desirable, safe community. The property is priced well as a turn-key, move-in ready option, or... If you are looking for a well situated property that

you could invest in and update to make it your own, it is ready for you as well, or... As a large, corner unit property, this is also a prime development site as a profitable option for developers looking for new properties for this coming year! Great location, great community, great house! Come and check it out today!