



GRASSROOTS
REALTY GROUP

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**1956 Kelwood Drive SW
Calgary, Alberta**

MLS # A2275340



\$849,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
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 3-bedroom bungalow offers incredible potential to become your ideal family home. BRAND NEW FLOORING AND FRESHLY PAINTED HOME. 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.