



GRASSROOTS
REALTY GROUP

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

131 Grafton Drive SW
Calgary, Alberta

MLS # A2138912



\$898,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1958 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: See Remarks, Suite

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features

Inclusions: N/A

STUNNING RENOVATIONS ON THIS BUNGALOW PROPERTY which has been gutted to the studs and rebuilt completely with new HVAC, new heating (zoned furnace), windows, roof, drywall, electrical, kitchens (2) bathrooms, flooring, built-ins and ALL READY FOR YOU LIVE IN AND ENJOY! No expense has been spared on this home. The lower (illegal) suite was not legalized but is believed to have been completed to code comes with its own set of complete sleek appliances (refrigerators, stoves, dishwashers, microwave/hoodfan, washer/dryer). Over \$250,000 was spent on renovations.