

1956 Kelwood Drive SW  
Calgary, Alberta

MLS # A2245234



**\$929,000**

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

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

**Inclusions:** None

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.