



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 GRAFTON Drive, Calgary T3E 4W5**

MLS®#: **A2138912**      Area: **Glamorgan**      Listing Date: **06/06/24**      List Price: **\$898,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1958**      Abv Sqft: **1,045**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,500 sqft**      Ttl Sqft: **1,045**  
 Lot Shape:

DOM

**28**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Garage Door Opener,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`7" x 10`1"
Kitchen With Eating Area	Main	11`11" x 9`9"
Bedroom	Main	9`9" x 9`3"
4pc Bathroom	Main	9`3" x 5`0"
Kitchen	Lower	12`1" x 6`11"
Bedroom	Lower	10`11" x 8`11"
3pc Bathroom	Lower	6`3" x 6`0"

Room	Level	Dimensions
Dining Room	Main	11`8" x 9`1"
Bedroom - Primary	Main	10`10" x 8`8"
Bedroom	Main	11`11" x 9`9"
Living Room	Lower	12`2" x 9`9"
Dining Room	Lower	10`6" x 9`8"
Bedroom	Lower	10`1" x 9`2"

Title:  
**Fee Simple**  
Legal Desc:

**5783HI**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **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.

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







