



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1956 KELWOOD Drive, Calgary T3E 3Z3**

MLS®#: **A2164975**

Area: **Glendale**

Listing Date: **09/11/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1954**  
Lot Information  
Lot Sz Ar: **7,179 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,220**  
Low Sqft:  
Ttl Sqft: **1,220**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Irregular Lot,Landscaped,Many Trees,Sloped Up**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Trash Compactor,Window Coverings**  
Int Feat: **Built-in Features,Dry Bar,French Door,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 13`2"</b>
<b>Den</b>	<b>Basement</b>	<b>13`10" x 8`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>14`0" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 11`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>24`1" x 17`11"</b>
<b>Office</b>	<b>Main</b>	<b>13`0" x 11`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`2" x 6`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1365GT**

Remarks

Pub Rmks: **Located in the established community of Glendale & situated on a sweeping 7179 sq ft corner lot, this very well maintained 1950's 2 bedroom bungalow (was 3 bedrooms - third bedroom converted to den) & would be ideal to transform into the picture perfect family home. The main level includes large living & dining rooms, a den/office, kitchen with stainless steel appliances, 2 bedrooms & a 3 piece bath adorned with 1950's retro tile. Basement development includes a large family room with fireplace, den/flex room, a 4 piece bath & laundry room. Outside, enjoy the beautifully treed front yard & large back yard with patio & access to the double detached garage. This home is located close to parks, schools, shopping, public transit & has easy access to 17th Avenue & Sarcee Trail.**

Inclusions: **None.**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









