

1912 GRAND OAKS Drive, Calgary T3E 4A7

MLS®#: **A2201522** Area: **Glendale** Listing Date: **03/12/25** List Price: **\$920,000**
 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: **7,545 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,135**
 Low Sqft:
 Ttl Sqft: **1,135**

DOM
2
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Interior Lot,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt,Metal Siding ,Wood Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Garden,Private Yard,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Granite Counters,Recessed Lighting,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **2002GS**

Remarks

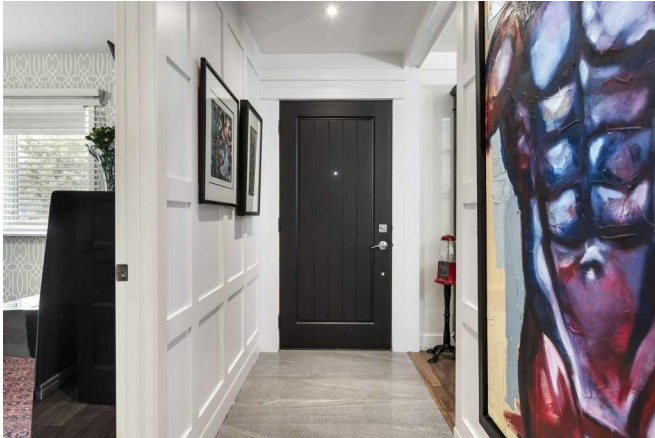
Pub Rmks: **Opportunity knocks in Glendale! This charming bungalow sits on a huge 65' x 118' lot in a prime Calgary location, offering endless potential for homeowners,**

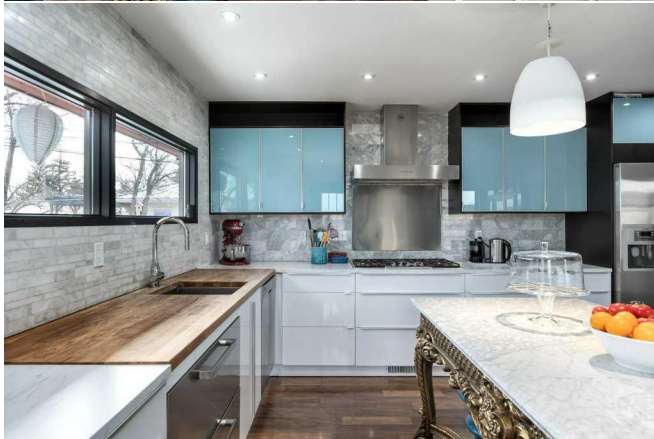
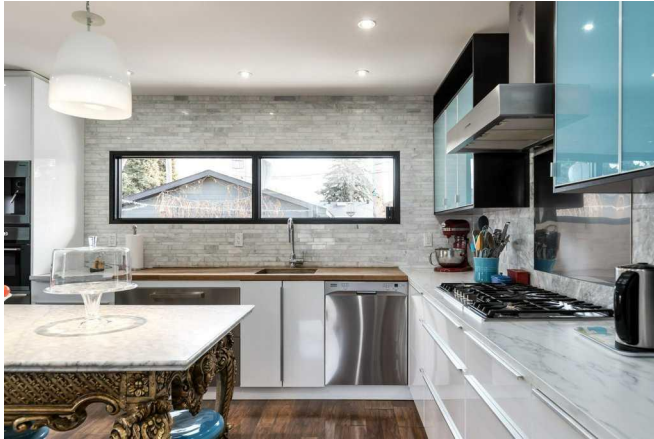
renovators, and developers alike. With R-CG zoning, this property opens the door for rowhouse-style housing, making it an ideal investment for those looking to redevelop. Inside, you'll find a beautifully renovated kitchen—a true oasis with high-end appliances, modern finishes, and ample storage. The main floor also features two spacious bedrooms, a full bath, and a cozy living room/dining room combination perfect for entertaining. Plus, there's an undeveloped space on the main floor, ideal for a future luxury spa-inspired bathroom, as envisioned by the sellers. Downstairs, the basement renovation has been started with one new large window bringing in plenty of natural light. Whether you choose to complete the space as a legal suite or transform it into additional living space, the groundwork is already in motion. The backyard is expansive, providing ample space for future development, and the newer double detached garage is an added bonus! Unbeatable location—just steps from the C-Train, offering seamless access to all areas of the city. Plus, you're just minutes from downtown Calgary, making commuting a breeze. Whether you're an investor looking to take advantage of the zoning, a builder envisioning a multi-unit development, or a buyer eager to complete the renovations and make this home your own, the possibilities here are endless. NOTE: Electrical panel, AC, Furnace and HWT all replaced (2012)

Inclusions:
Property Listed By:

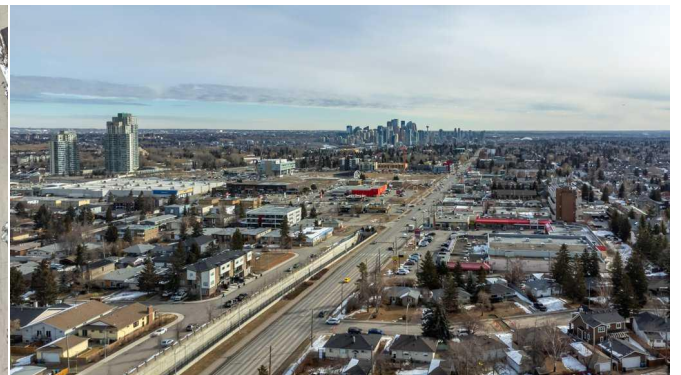
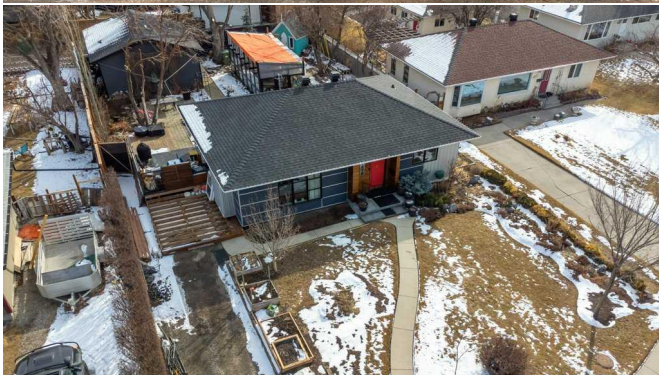
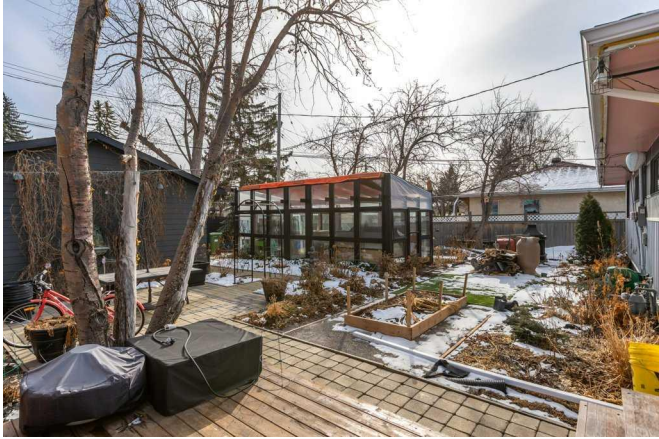
Central Air, Shed
The Real Estate District

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











1912 Grand Oaks Dr SW, Calgary, AB

Main Floor Exterior Area 1130.33 sq ft



0 3 6

PREPARED: 2025/03/06



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1912 Grand Oaks Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1001.82 sq ft



0 3 6

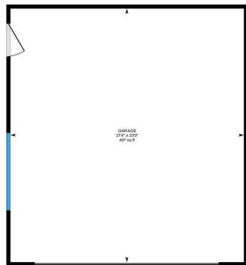
PREPARED: 2025/03/06



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Detached Garage Exterior Area 520.45 sq ft



0 3 6

PREPARED: 2025/03/06



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