



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1907 Kelwood Drive SW  
Calgary, Alberta**

**MLS # A2302714**



**\$850,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan		

**Inclusions:** Hot Tub, Alarm with Cameras

What makes this home stand out? A rare combination of designer upgrades, massive lot size, and a fully built-out lifestyle backyard, just minutes to downtown Calgary. Welcome to 1907 Kelwood Drive SW, a fully renovated inner-city bungalow in Glendale Calgary, sitting on an oversized 60 x 117 ft lot, offering the perfect blend of character, comfort, and high-end functionality. Originally part of the historic Glendale Meadows showhomes, this home retains its charm with arched doorways and textured ceilings, while delivering modern upgrades that today's buyers demand. The main floor is thoughtfully designed with two spacious bedrooms and a full bathroom, complemented by a bright and inviting living space filled with natural light. The kitchen is a standout feature, showcasing heated travertine stone tile flooring, custom walnut cabinetry, stainless steel appliances, and premium stone countertops with a breakfast bar. Every detail has been elevated, including dimmable lighting throughout, creating the perfect ambiance from morning coffee to evening entertaining. The fully developed basement expands your living space with a third bedroom featuring heated tile floors, a full bathroom, custom built-in storage, and a cozy entertainment area. The luxury laundry room, also with heated flooring, adds everyday convenience with a high-end feel. Step outside and you'll understand why this home is truly special. The west-facing backyard is a private oasis, designed for entertaining and relaxation. Enjoy multi-level composite decking, a custom pergola with ambient lighting, hot tub, gas torches, and professionally installed outdoor surround sound system with subwoofer. This space has hosted everything from quiet evenings to full-scale gatherings and backyard concerts. The oversized heated garage (22'x10' x 29'x11') is more than

just parking. With polyaspartic flooring, radiant heating, multiple access points including a rare pull-through door it functions as an extension of the home. Whether you envision a gym, workshop, or entertainment hub, this space delivers. A custom heated shed with electrical panel and garage door adds even more flexibility and storage. Additional upgrades include central air conditioning, Kinetico water system with softener, heated flooring in key areas, and extensive custom exterior work that enhances both beauty and durability. Located in Glendale SW Calgary, this home offers quick access to downtown Calgary, 17th Ave SW, Westbrook Mall, Shaganappi Golf Course, and major transit routes, making it ideal for professionals who want space without sacrificing convenience. This is not just a home. It's a lifestyle property designed for those who value privacy, entertaining, and elevated everyday living.