



**GRASSROOTS**  
REALTY GROUP

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**1916 Grand Oaks Drive SW**  
**Calgary, Alberta**

**MLS # A2323417**



**\$739,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

**\*\* OPEN HOUSE SAT JUN 27 & SUN JUN 28 200 - 400PM \*\*** | Nestled in the heart of the highly sought-after community of Glendale, this well-maintained bungalow presents an exceptional opportunity for homeowners, renovators, investors, and builders alike. Situated on a beautiful mature lot with an impressive yard, fully developed basement, and detached rear garage, this property offers outstanding potential in one of Calgary's most desirable inner-city neighbourhoods. Lovingly cared for over the years, the home features a bright and functional floor plan with two bedrooms on the main level, complemented by a spacious kitchen, sunken family room, dining room, and living room, all enhanced by an abundance of natural light. The fully developed basement provides additional living space, a private office, a large recreation room, a laundry room, and substantial storage. The expansive backyard is beautifully landscaped with mature vegetation and provides exceptional outdoor living space, while also offering future redevelopment potential. The detached garage contributes valuable parking and storage options. Glendale remains one of Calgary's most coveted established communities, renowned for its tree-lined streets, generous lot sizes, excellent schools, parks, and convenient access to downtown Calgary, public transit, shopping amenities, and major transportation corridors. Whether seeking a residence to enjoy immediately, a renovation opportunity, or a premium building site in a neighbourhood experiencing continued revitalization, this property represents a rare opportunity to secure a valuable holding in an exceptional location. A remarkable opportunity to acquire a property with significant potential in one of Calgary's premier inner-city communities.