



GRASSROOTS
REALTY GROUP

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1 Kelwood Place SW
Calgary, Alberta

MLS # A2347165



\$799,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cedar, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Outdoor Shed

Welcome to 1 Kelwood Place SW, a beautifully updated bungalow tucked onto a quiet, tree-lined cul-de-sac in Glendale. Warm hardwood flooring runs throughout the bright main level, creating an easy sense of flow. The kitchen is a showpiece, with two-tone cabinetry, quartz countertops, a waterfall island, marble tile backsplash and stainless steel appliances, including a gas range. A breakfast bar offers casual seating, while the adjoining dining area opens through garden doors to the rear deck. The spacious living room centres around a floor-to-ceiling stone gas fireplace. The main level also offers three bedrooms, including a primary bedroom with double closets. One of the additional bedrooms is currently used as a home office, complete with a custom built-in desk and shelving. A four-piece bathroom completes this level. Downstairs, the expansive lower level offers a rec room, flex space, three-piece bathroom, bar, laundry area and plenty of storage. The finished spaces retain much of their original character and offer room to personalize over time. The exceptionally private backyard is one of the home's highlights. Surrounded by mature trees and lush greenery, it's a peaceful place to gather or unwind. A spacious cedar deck with modern cable railing overlooks the yard and garden beds, while a custom-built garden shed provides practical storage. Additional updates include the furnace, central air conditioning and hot water tank. An exposed aggregate driveway and single attached garage complete the property. Set in one of Calgary's established inner-city communities, this home is a short walk from Glendale School and the community park, with a hockey rink, tennis courts and pickleball courts nearby. Marda Loop and 17th Avenue are within easy reach, and Bow Trail and Glenmore Trail provide convenient connections across the city. With its

updated main level and wonderfully private yard, this Glendale bungalow is one you won't want to miss.