

**1912 Grand Oaks Drive SW**  
**Calgary, Alberta**

**MLS # A2201522**



**\$839,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, No Neighbor		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Metal Siding , Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Recessed Lighting, See Remarks, Storage		

**Inclusions:** Central Air, Shed

**HUGE PRICE REDUCTION!!** 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)