

50 Grafton Crescent SW  
Calgary, Alberta

MLS # A2174285



**\$739,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Interior Lot, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

50 Grafton Crescent SW is a beautiful property that has been loved and maintained by the same family for over 50 years. This may be the best street and location in the community of Glamorgan within walking distance to all levels of schools including Mount Royal University, grocery shopping, restaurants and bars and the bus for the short and quick commute downtown. The ring road is close by and easily accessed to get to most places in the city and out to the mountains quickly. The 1237 sq ft on the main level includes three bedrooms and four-piece bathroom as well as a two-piece en-suite, a spacious "L" shaped living room/dining room layout and a kitchen with room for a breakfast table. The main level has luxurious original hardwood floors that have been kept in amazing condition. The basement is completely finished with a family room, a spacious rec room and two rooms that could be bedrooms and a three-piece bathroom. The basement has plenty of storage. The west facing back yard is fenced, private and secure with flower beds containing lots of perennials. There is a private concrete patio for hosting family and friends and also a large double garage. Over the years the windows have been replaced, Hardie board installed, the shingles were updated with 50-year shingles and a sewer liner installed. This is a great property that a new family will be able to enjoy for the next 50 years. Call today for your private viewing!