



\$ 635,000.00

## 44 GRAFTON DRIVE SW CALGARY

<https://paulbrinton.com>

Great Bungalow in a wonderful neighbourhood. Lots of parks, schools and green space here. Shining hardwood throughout the house, no carpet. The Primary bedroom is stunning and must be seen with it's double walk in closets and gorgeous ensuite. Kitchen has been updated and very functional at the back of...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1161531

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 17:46:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 5996 sq ft

**Year built:** 1958

**Parking:** Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Garden, Other, Private Yard, Tennis Court(s)

**District:** CAL Zone W

**Inclusions:** none

**Lot Features:** Back Lane, Back Yard, City Lot, Lawn, Landscaped, Level, Treed

**Heating Type:** Forced Air

**Total Parking:** 2

**Flooring:** Hardwood, Other, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Photo Count:** 37

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 18.28M 60`0"

**Living Area SF:** 1292.25

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 491.39

**Rooms Above Grade:** 5

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

**Subdivision Name:** Glamorgan

**Lot Size Acres:** 0.14

