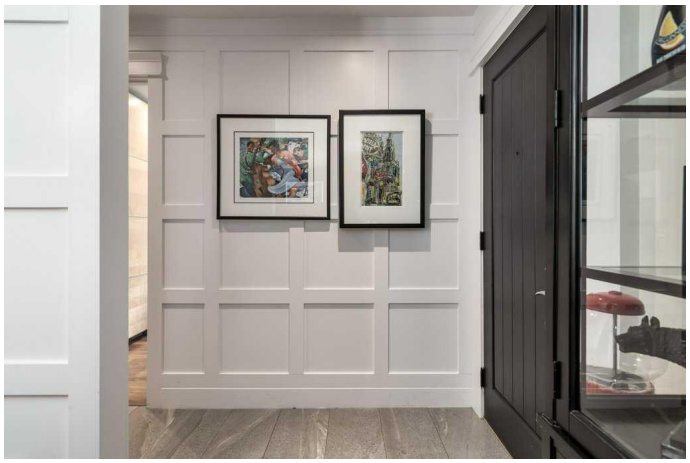
$839,900 - 1912 Grand Oaks Drive Sw, Calgary

MLS® #A2201522

$839,900
2 Bedroom, 1.00 Bathroom, 1,135 sqft
Residential on 0.17 Acres



Glendale., Calgary, Alberta

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 kitchenâ€”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, thereâ€™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 locationâ€”just steps from the C-Train, offering seamless access to all areas of the city. Plus, youâ€™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)

Built in 1954

Essential Information

MLS® #	A2201522
Price	$839,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,135
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1912 Grand Oaks Drive Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4A7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Recessed Lighting, See Remarks, Storage

Appliances	Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Oven-Built-In
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, No Neighbours Behind, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Siding, Asphalt, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	66
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District

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