

Detached 58 GRAFTON CR SW

Active

List Price: \$638,000



Detached  
 Area: Calgary  
 Community: Glamorgan 045  
 Type: Detached  
 Style: Bungalow  
 Legal Plan: 2081HM  
 Linc #: 0010560846  
 List Date: 05/22/2015  
 Blk: 8  
 Title to Land: Fee Simple  
 Ownership: Private  
 Exclusion: No SRR: No Disc: Conform:  
 Restrictions: None Known  
 Possession: /NEG 07/30/2015  
 MLS®#: C4013121  
 Postal Code: T3E 4X1  
 Zone: Zone C  
 Year Built: 1958  
 Condo Type: Not a Condo  
 Lot: 8  
 CDOM: 0

Welcome to this updated 3 bedroom home located on a quiet street in the desirable community of Glamorgan. The front foyer welcomes you into an open concept kitchen living area that will be great for entertaining guests and family gatherings. With hardwood floors throughout, you can move right in!! The basement features another bathroom and a large living space. Situated on a large sunny lot, the double garage with its sky lights is a great feature that doesn't take up your backyard!! Beautifully landscaped with patio and fire pit, you will be sure to enjoy a combination of indoor and outdoor living. With all amenities close by and very close proximity to downtown, this is a great place to call home.

Rooms										
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	0	1	1	0	0	Main:	113.53	1,222	Finish Lvl: 2
EnSt Bth:	0	0	0	0	0	0	Total A.G.	113.53	1,222	
Bdrms Abv:	3		3							
Rms Abv:	6		2/0							
EnSt Bth:										
Beds:			3							
F/B Baths:			2/0							
Room Type	Dimensions/M	Dimensions/Ft	Level				Room Type	Dimensions/M	Dimensions/Ft	Level
Mstr Bed	4.09 x 3.17	13'5"X10'5"	Main				Bedroom	3.78 x 2.79	12'5"X9'2"	Main
Bedroom	3.78 x 2.79	12'5"X9'2"	Main				Dining Rm	2.79 x 2.49	9'2"X8'2"	Main
Kitchen	4.6 x 3.1	15'1"X10'2"	Main				Living Rm	6.1 x 3.48	20'0"X11'5"	Main

Heating: Forced Air-1  
 Heating Fuel: Natural Gas  
 Construction: Wood Frame  
 Basement: Full  
 Exterior: Vinyl  
 Features: Fire Pit,Patio  
 Site Influences: Back Lane,Fenced,Flat Site,Landscaped  
 Goods Included: Dishwasher-Built-In,Garage Opener,Microwave Hood Cover,Refrigerator,Window Coverings-All  
 Flooring: Carpet,Hardwood,Linoleum  
 Garage: Yes  
 Garage SqFt:  
 Parking: 2/Single Garage Detached  
 Road Access:  
 Front Exposure: East  
 Acres Wtr Rghts:  
 HOA: No  
 Total Acres: 0.14  
 Roof Type: Asphalt Shingles  
 Heat Fuel Desc:  
 Foundation: Concrete  
 Bsmt Dev: Fully Finished  
 Lot Shape: Irregular  
 TTL: 554.00 m2  
 Frntg X Depth: 6.8  
 Enclosed Prk: 1  
 Land Use: R-C1  
 Tax Amt/Yr: \$2,688/2014

MLS®#	Date	Time	Type	Address	Area	Community	Price
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED