

# \$839,900 - 85 Grafton Drive Sw, Calgary

MLS® #A2234760

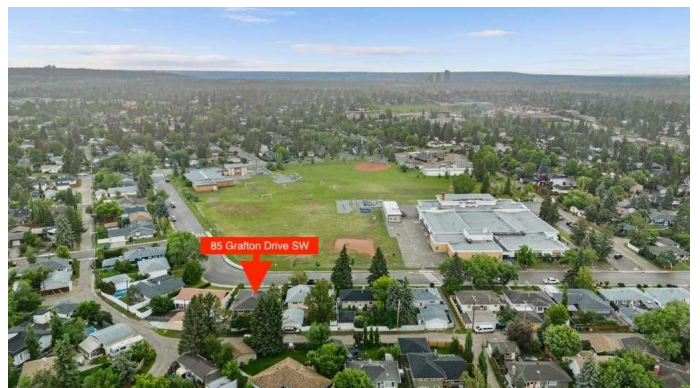
**\$839,900**

5 Bedroom, 2.00 Bathroom, 1,683 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Fabulous location on a family friendly street in the ever popular community of Glamorgan. Minutes from downtown, Mount Royal University, Glenmore Reservoir, the Weasel Head Nature Reserve, local parks, Community Centre, multiple schools & shopping. Instead of a long, early morning bus ride, the kids can sleep in a bit before they walk across the street to one of Calgary's most desired schools- Glamorgan TLC K-9 offering a special curriculum with focus on academics, music & French immersion. The locational benefits are why the home has never been offered for sale before on MLS as the family has kept it to raise their family here from babies through graduation! Impeccably maintained, added onto in 2005 plus numerous updates done throughout the years including windows, stucco siding, eaves, soffits, shingles & more, your family can just move in and enjoy it or continue to renovate to your personal tastes. 3 main floor bedrooms, a full bath, formal dining & living rooms plus a large family room with open access to the kitchen & featuring a cozy fireplace. The massive sparkling white kitchen offers an amazing amount of counter tops to prepare meals & bake. The developed basement adds 2 more bedrooms, another full bath, a recreation room plus loads of storage space to store your treasures! Outside you will be in awe of the perfectly manicured yards featuring mature trees, hedges and perennial flower beds. Relax on the back patio with ornate privacy screen covered in a gorgeous



Honeysuckle plant. Off street parking pad plus an oversized single attached garage will provide plenty of parking for the vehicles. Garage is foam insulated, has a storage loft plus additional storage in the attic!

Built in 1957

### **Essential Information**

MLS® #	A2234760
Price	\$839,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,683
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	85 Grafton Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4W1

### **Amenities**

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Oversized, RV Access/Parking, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry,
-------------------	---

	Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning Stove, Raised Hearth, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.