

# \$799,900 - 40 Grafton Drive Sw, Calgary

MLS® #A2220554

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft  
Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

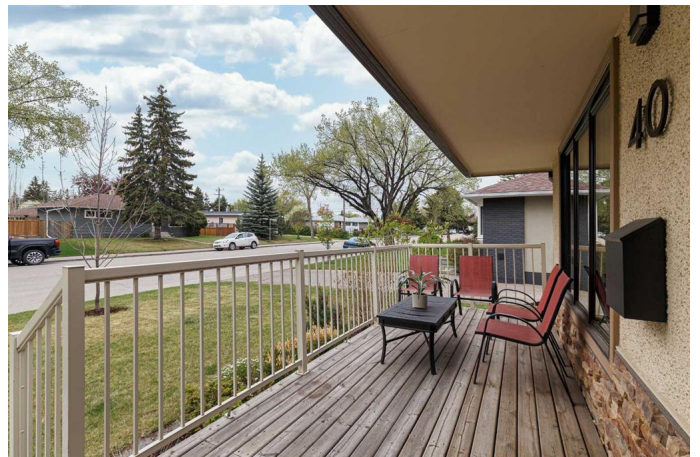
Imagine this: you turn onto a quiet, tree-canopied street where kids ride bikes in the golden afternoon sun and neighbours still wave as you pass. Just a few doors from a beloved community school, nestled among mature trees and timeless charm, 40 Grafton Drive SW stands proudly—completely reimaged, effortlessly elegant, and ready for its next chapter.

Step inside and feel it immediately—this is home. Natural light streams through brand-new windows, casting a warm glow across gleaming hardwood floors and highlighting every sophisticated detail. The living room is anchored by a striking stone fireplace, creating a perfect setting for cozy evenings and relaxed conversation.

The dining area flows seamlessly into the heart of the home, framed by views of the landscaped backyard. Whether it's your morning espresso or a summer dinner with friends, the space is designed for connection and comfort.

The main floor also hosts a rare find in homes of this era—a true primary retreat with a private ensuite offering a daily touch of luxury. And with three full bathrooms across both levels, there's plenty of room for family, guests, or a home office setup.

Downstairs, the fully finished basement



expands your living space dramaticallyâ€”perfect for movie nights, a fitness zone, or multigenerational living.

What truly sets this home apart is the peace of mind it offers: new furnace, A/C, windows, and doorsâ€”all recently replaced. The big-ticket items? Already done. The headaches? Already handled. All thatâ€™s left is to live your lifeâ€”beautifully.

Outside, the sun-drenched front deck is ideal for morning coffees and evening chats, a perfect extension of this inviting home. And tucked behind, a huge insulated garage offers room for vehicles, hobbies, and all the gear that comes with an active Calgary lifestyle.

Location? Unbeatable. Youâ€™re minutes to Glenmore and Stoney Trail, making the entire city accessible in a heartbeat. Signal Hill, Westhills, and Marda Loop are nearby, with shops, restaurants, and every convenience at your doorstep.

Built in 1958

**Essential Information**

MLS® #	A2220554
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	40 Grafton Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Chandelier
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Central Air Conditioner, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Perimeter Wall

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Engel & Völkers Calgary
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