



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5104 Grove Hill Road SW
Calgary, Alberta

MLS # A2225110



\$879,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, See Remarks, Separate Entrance		

Inclusions: Refrigerator, Electric Stove, Dishwasher, Washer and Dryer in Suite

Bright and spacious bungalow on a sunny 7,567 sq.ft. corner lot in sought-after Glendale—a rare opportunity in an unbeatable location! This well-maintained home offers 1,156 sq.ft. of main-floor living with three generously sized bedrooms, and roomy living and dining areas perfect for family life and entertaining. The updated kitchen features granite countertops, stainless steel appliances and a large picture window that frames views of the beautiful backyard. Downstairs, a legal 2-bedroom suite (Sticker #18834) offers excellent options for rental income or multigenerational living, complete with its own spacious living, dining, and kitchen areas. Step outside into a backyard built for making memories: a massive 22' x 23' patio, designated seating area, BBQ gas line, and even a fire pit spot—ideal for gatherings year-round. With its large lot and corner positioning, there's ample space for future development: build a laneway house, expand into a larger family home, or explore higher-density zoning potential. Perfectly located just a short walk to the LRT, schools, parks, playgrounds, tennis courts, skating, and more. This is the ideal blend of lifestyle, location, and long-term value.