



GRASSROOTS
REALTY GROUP

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5108 Grove Hill Road SW
Calgary, Alberta

MLS # A2243810



\$829,500

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wet Bar		

Inclusions: N/A

Quiet Glendale location across from a large school playground and park area. Roomy and bright bungalow with over 1200 sq.f.t on the main floor. Large principal rooms, a kitchen which overlooks the lush back yard with easy access to a cozy concrete paver patio for outdoor living and entertaining. Well maintained and situated on a 7104 sq.ft. lot. A total of 5 bedrooms accommodates a growing family or multi-generational living. The expansive primary bedroom can easily be converted back to provide a third bedroom on the main floor. The large 60x119ft lot could easily accommodate a laneway house, a big family home or a higher density development. Well situated; easy walking distance to the LRT, schools, parks, playgrounds, tennis courts skating and other community facilities.