



GRASSROOTS
REALTY GROUP

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5624 Ladbroke Drive SW
Calgary, Alberta

MLS # A2247230



\$775,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,516 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Converted Garage, Driveway, Garage Door Opener, Parking Pa		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Many Trees, Pie Shaped Lot, See Rema		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry		

Inclusions: Central Vacuum with Attachments

Welcome to 5624 Ladbroke Drive SW - a charming 1966 bungalow offering 1,516 sq. ft. of main floor living in one of Calgary's most desirable communities & Lakeview. While the home retains much of its original character, it's been lovingly maintained over the years. The addition of the extra large family room off of the back creates a space like no other. Relax by the fireplace or enjoy a space that is large enough to have the entire family over. Recent updates include: a new roof, gutters, gas fireplace, and windows in the family room, plus a brand-new stove and dishwasher. The true highlight is the incredible 9,160 sq. ft. lot & far larger than typical for the neighbourhood. The irregular shaped lot has rear lane access on two sides - it's a rare canvas for your vision. Some options include, build your dream garage, use the massive back yard as a blank canvas or simply enjoy the existing home and decorate to your taste while enjoying an expansive yard or start fresh and design the custom home you've always imagined. Backing onto a berm and sound wall, the property offers a unique opportunity to design your outdoor space with privacy in mind. With the right garage placement, garden design, or sound-mitigating landscaping, you can create a serene backyard retreat that makes the most of this exceptional lot. Lakeview offers a sought-after lifestyle & close to North Glenmore Park, schools, shopping, and quick downtown access. Properties like this don't come along often. Whether you're a renovator, investor, or dream-home builder, this is your chance to secure a piece of Lakeview with unmatched space and opportunity.