



**87 Hillgrove Drive SW
Calgary, Alberta**

MLS # A2298044



\$691,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Dishwasher, Dryer, Garage Control(s), Oven-Built-In, Refrigerator, Washer, Window Coverings

Prime redevelopment opportunity on a 550 m²; (5,930 sq. ft.) R-CG zoned lot in the highly desirable community of Haysboro. Situated on a quiet, tree-lined street, this property features an impressive 55 ft frontage (approx. 16.77 m), offering excellent potential for multi-unit redevelopment or infill (subject to City approval). The R-CG zoning provides flexibility for a variety of higher-density housing options, making this an ideal acquisition for builders, developers, and investors looking to maximize land value in a mature and evolving SW Calgary neighbourhood. The existing bungalow offers approximately 2,230 sq. ft. of developed living space, including 4 bedrooms and 2.5 bathrooms, and can serve as a holding property, rental, or renovation project while redevelopment plans are finalized. The property is surrounded by established homes and ongoing infill activity, further supporting long-term appreciation potential. Conveniently located near Glenmore Reservoir, Fish Creek Park, major transportation routes, LRT access, schools, and shopping amenities. Rare opportunity to secure a wide R-CG lot with strong redevelopment fundamentals in a high-demand inner SW location.