

## 5104 Grove Hill Road SW Calgary, Alberta

**MLS # A2225110**



# \$895,900

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

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.