



5104 Grove Hill Road Calgary Alberta

\$879,900

Public Open House Sunday July 6, 2025 from 1:00-3:00pm. 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. Main floor rent is \$2200 plus utilities and basement was rented for \$1300 plus utilities. (id:6769)

Living room/Dining room 3.98 M x 4.97 M

Kitchen 3.98 M x 2.55 M

Primary Bedroom 4.27 M x 2.65 M

Bedroom 3.10 M x 2.68 M

Storage 2.38 M x 2.00 M

Laundry room 2.33 M x 3.20 M

3pc Bathroom Measurements not available

Living room 5.00 M x 4.30 M

Dining room 2.90 M x 2.29 M

Primary Bedroom 4.00 M x 3.22 M

Bedroom 3.54 M x 2.96 M

Bedroom 2.95 M x 3.56 M

Kitchen 2.79 M x 4.00 M

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX House of Real Estate



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