

87 Hillgrove Drive Calgary Alberta

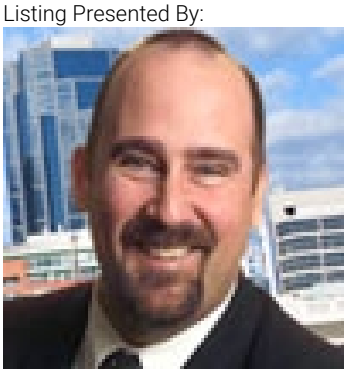
$691,000

PRIME REDEVELOPMENT OPPORTUNITY IN HAYSBORO! Situated on a quiet, tree-lined street in the desirable community of Haysboro, this 550 m? (5,930 sq. ft.) R-C1 zoned lot offers an impressive 55 ft frontage (approx. 16.77 m), providing excellent potential for multi-unit redevelopment or infill development, subject to City approval. The generous lot width and R-CG zoning make this property particularly attractive to builders, developers, and investors seeking opportunities in an established SW Calgary neighbourhood. The existing bungalow offers approximately 2,230 sq. ft. of developed living space, including 4 bedrooms and 2.5 bathrooms, providing the flexibility to occupy, rent, or renovate while exploring future redevelopment options. Surrounded by established homes and ongoing infill development, the property is conveniently located near schools, shopping, parks, LRT access, and major transportation routes, with easy access to Glenmore Reservoir and other recreational amenities. AN EXCELLENT OPPORTUNITY TO INVEST, HOLD, OR REDEVELOP IN ONE OF SW CALGARY'S ESTABLISHED COMMUNITIES! (id:6769)

3pc Bathroom 11.92 Ft x 5.67 Ft
Bedroom 9.00 Ft x 11.33 Ft
Laundry room 9.00 Ft x 9.42 Ft
Recreational, Games room 15.33 Ft x 11.58 Ft
Storage 20.08 Ft x 7.42 Ft
Storage 4.67 Ft x 9.00 Ft
Storage 8.00 Ft x 9.33 Ft
Furnace 6.33 Ft x 10.17 Ft

1pc Bathroom 2.33 Ft x 1.33 Ft
4pc Bathroom 6.50 Ft x 6.58 Ft
Bedroom 10.83 Ft x 9.92 Ft
Bedroom 10.75 Ft x 10.58 Ft
Dining room 10.67 Ft x 10.75 Ft
Kitchen 8.42 Ft x 10.75 Ft
Living room 17.00 Ft x 12.50 Ft
Primary Bedroom 14.42 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

https://simonchoi.ca/

RE/MAX Realty Professionals

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