



GRASSROOTS

REALTY GROUP

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**5220 Grove Hill Road SW
Calgary, Alberta**

MLS # A2307839



\$750,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

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

Inclusions: NONE

Welcome to 5220 Grove Hill Road SW- an exceptional opportunity in one of southwest Calgary's most established and sought-after communities. Situated on a mature, tree-lined lot, this spacious bungalow offers over 1,380 sq.ft. above grade plus a developed basement, presenting tremendous potential for builders, investors, renovators, or buyers looking to create long-term value in a prime inner-city location. Surrounded by established homes and redevelopment activity, this property offers strong upside potential whether you're planning a full renovation, custom rebuild, rental investment, or future redevelopment project. The functional existing layout provides excellent bones and a versatile footprint ideal for modernization or expansion. The main level features a bright and spacious living room with oversized front windows, a dedicated dining area, functional kitchen, and an inviting rear family room complete with a fireplace and direct access to the backyard deck — creating an ideal foundation for an open-concept transformation. Two main-floor bedrooms include a generously sized primary retreat with its own 2-piece ensuite, complemented by a full 4-piece bathroom. The developed lower level adds further flexibility with a large recreation room, third bedroom, laundry and utility space, and extensive storage options — ideal for future suite development potential (subject to approvals), multigenerational living, or additional rental income opportunities. Outside, the property features mature landscaping, a private backyard, rear deck, oversized driveway, and attached garage, all situated on a generously sized lot with excellent curb appeal and redevelopment potential. Located in a highly desirable southwest Calgary neighbourhood close to parks, schools, shopping, transit, and major roadways, this is a rare

opportunity to secure a property with endless potential in a location where renovated homes and new builds continue to see strong demand. Whether you're a home builder, investor, flipper, or end user with vision, 5220 Grove Hill Road SW offers the chance to renovate, rebuild, hold, or create significant long-term value in an increasingly desirable Calgary market.