



GRASSROOTS
REALTY GROUP

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87 Hillgrove Drive SW
Calgary, Alberta

MLS # A2353315

\$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:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

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

PRIME REDEVELOPMENT OPPORTUNITY IN HAYSBORO! Situated on a quiet, tree-lined street in the desirable community of Haysboro, this 550 m²; (5,930 sq. ft.) R-CG 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!