



THE
A-TEAM

**RE/MAX
FIRST**

2 GROVE HILL Place, Calgary T3E 4G9

MLS®#: **A2197534**

Area: **Glendale**

Listing Date: **02/26/25**

List Price: **\$999,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

Lot Information

Lot Sz Ar: **6,339 sqft**
Lot Shape:

DOM

0

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Pie Shaped Lot**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard,Tennis Court(s)**

Construction: **Composite Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	15`5" x 14`8"
Bedroom	Main	11`2" x 13`2"
Living Room	Main	14`8" x 13`1"
Kitchen	Main	9`6" x 6`7"
Bedroom	Basement	8`6" x 13`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
3pc Ensuite bath	Main	
Bedroom	Main	8`7" x 11`0"
Dining Room	Main	8`8" x 10`3"
4pc Bathroom	Main	
Bedroom	Basement	10`4" x 8`0"
Family Room	Basement	17`5" x 19`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

626GV

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled in the heart of Glendale, this fully renovated bungalow sits on a quiet cul-de-sac, offering a peaceful retreat with endless potential. Step inside to discover luxury vinyl plank flooring throughout and a spacious living and dining area—perfect for gatherings and relaxation. The chef's kitchen boasts top-end stainless steel appliances, ample counter space, and a pantry that will be the envy of your friends! Down the hall, the primary bedroom is a true retreat, featuring a cozy wood-burning fireplace, a three-piece ensuite, a large walk-in closet, and private patio doors leading to the deck. Two additional generously sized bedrooms and a four-piece bathroom complete the main floor. Step outside to enjoy the beautifully landscaped garden, a lush oasis filled with mature trees, vibrant flowers, and plenty of space to relax or entertain. Whether you're sipping your morning coffee on the private deck or hosting a summer barbecue, this backyard offers a perfect blend of tranquility and functionality. The property also includes a single-car detached garage with room to expand to a double garage if needed. Beside the garage, there's additional parking space for multiple vehicles. Heading downstairs, the fully developed basement is brightened by large windows and offers incredible versatility. Here, you'll find two more spacious bedrooms, a four-piece bathroom, a dedicated laundry area, and a large open space—ideal for a recreation room or home office.. With a prime location close to downtown, yet tucked away in a serene neighborhood, this home is a rare find. Don't miss this opportunity to make it yours!

Inclusions:
Property Listed By:

none
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













