

\$674,900 - 2 Grove Hill Place Sw, Calgary

MLS® #A2150196

\$674,900

2 Bedroom, 1.00 Bathroom, 1,379 sqft

Residential on 0.15 Acres

Glendale, Calgary, Alberta

Nestled in the heart of Glendale, this charming bungalow with a (2014 Roof) is situated on a quiet cul-de-sac, offering a tranquil retreat with endless potential. As you enter the main floor welcomes you with the original hardwood flooring throughout and as you step in a little further, you are greeted by a good size living room and dining area, ideal for gatherings and relaxation. Down the hallway, you will find two generously sized bedrooms and a four-piece bathroom. Beyond that, an additional family room awaits, complete with a cozy wood-burning fireplace which opens to the backyard, providing a perfect space for entertaining on warm summer nights. The property also features a single car detached garage, providing convenience and storage. Whether you're dreaming of a complete renovation project or envisioning a new build on the expansive pie-shaped lot, this property offers the perfect canvas for your vision. As you make your way downstairs to the developed basement, where you'll find a versatile space featuring an additional bedroom, a convenient three-piece bath and the laundry area where the furnace and hot water tank are only a few years old along with a new washer. This lower area offers flexibility for guests, a home office, a recreation room, or a future income suite. Combining a prime location close to the core in a serene neighborhood with the opportunity to create your dream living space, this home and lot are a rare find. Don't miss out on this unique



property.

Built in 1955

Essential Information

MLS® #	A2150196
Price	\$674,900
Sold Price	\$685,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,379
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2 Grove Hill Place Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4G9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 22nd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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