



**GRASSROOTS**  
REALTY GROUP

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**51 Hollyburn Road SW  
Calgary, Alberta**

**MLS # A2234016**



**\$680,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

LOCATED ON ONE OF WEST HAYSBORO'S BEST STREETS ; THIS 3 BEDROOM UP/1 DOWN FEATURES RENOVATED KITCHEN , BATHROOM , TWO BRICK FIREPLACES WITH HIGH END INSERTS, TWO BATHROOMS, AND SPACIOUS LOWER RECROOM. A FRESH OPEN DESIGN WITH SHARP USE OF TILE AND HARDWOOD THROUGHOUT . SIZEABLE PRIVATE SOUTH BACKYARD HAS A GARDEN AREA, FIREPIT , AND A DOUBLE GARAGE. THE BACK ALLY IS PAVED . A QUIET LOCATION CLOSE TO THE COMMUNITY CENTER , HAYSBORO ELEMENTARY , WOODMAN JUNIOR HIGH , AND TRANSIT. SEE VIRTUAL TOUR FOR ADDITIONAL PHOTOS AND VIRTUAL TOUR