



GRASSROOTS
REALTY GROUP

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52 Harrow Crescent SW
Calgary, Alberta

MLS # A2238012



\$749,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Sloped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Sump Pump(s)		

Inclusions: Camera above garage door, Garage heater

OPEN HOUSE THIS SUNDAY JULY 13TH, 11AM - 2PM Welcome to this beautifully updated and lovingly maintained 3+1 bedroom, 2 bathroom bungalow, perfectly situated on a quiet cul-de-sac in the heart of the highly desirable and family-friendly community of Haysboro. This home is ideal for families looking for comfort, space, and convenience. As you step inside, you're greeted by an open-concept main floor filled with natural light, thanks to large windows and a smart, functional layout. The spacious living room offers the perfect space for cozy family time or entertaining guests, and features French doors leading into the updated kitchen, adding both charm and separation between the living and dining spaces. The kitchen features granite countertops, ample cabinet space, and two sets of sliding doors that lead to a cedar deck, seamlessly blending indoor and outdoor living. Step outside to the massive, pie-shaped backyard—a true retreat for kids and pets to play, or for hosting weekend BBQs. The space offers plenty of room for a play structure, trampoline, garden, or even your dream backyard oasis. The main level also offers three generously sized bedrooms and a full bathroom, providing the perfect layout for a growing family. Downstairs, the fully finished basement adds incredible value and flexibility, with an additional bedroom, a den, home office, kitchen, and a large recreation room—ideal for a playroom, teenager's retreat, home gym, or multi-generational living. One of the standout features of this property is the oversized 24' x 24' insulated and heated double garage—perfect for keeping vehicles warm in the winter, and ideal for storage, hobbies, or a workshop. Recent updates include: newer windows (2020), roof (2020), and new garage door (2024). All of this is located in one of Calgary's most

established and welcoming neighbourhoods. Haysboro offers top-rated schools, numerous parks, walking and bike paths, easy access to public transit, and close proximity to major roadways, shopping centres, and all essential amenities.