



GRASSROOTS
REALTY GROUP

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131 Hillgrove Crescent SW
Calgary, Alberta

MLS # A2238175



\$699,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Nestled in the heart of the coveted West Haysboro community, this home offers a rare opportunity to embrace serene suburban living without sacrificing urban convenience. Located directly across from an expansive green space, this home enjoys panoramic views of lush parkland, two well-appointed playgrounds, and the highly regarded Spanish Immersion, Eugene Coste Elementary School—perfect for families seeking a vibrant, welcoming neighborhood. Over 2,000 sq ft of developed space, this well-cared-for and cherished family home has been owned for more than 45 years. Inside, the layout features a generous living and dining area alongside a well-equipped kitchen with raised cabinets, granite countertops, and a handy prep island. The main floor includes three bedrooms and a nicely updated 4-piece bathroom. The lower level offers a spacious recreation area, additional bathroom, laundry, and ample storage. Outdoors, the landscaped yards include perennials, large vegetable garden, mature trees, shrubs, and a west-facing deck perfect for enjoying the late afternoon sun. A single detached garage completes the property. Ideally located near the Haysboro community center featuring outdoor skating rinks, tennis courts, basketball nets, and a natural playground. Footsteps to the STEM Innovation Academy JH (7-9), Eugene Coste Elementary (Spanish immersion K-5), and minutes from Haysboro Elementary (K-6). Enjoy proximity to the Haysboro off-leash dog park, Glenmore Landing, Glenmore Reservoir, Calgary's extensive walk and bike pathways, and Heritage Park. Close proximity to buses and the LRT. This maintained property offers an unparalleled lifestyle in one of Calgary's most desirable neighborhoods.