



GRASSROOTS
REALTY GROUP

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74 Hallbrook Place SW
Calgary, Alberta

MLS # A2239513



\$840,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,336 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance		

Inclusions: BBQ, Shed

Welcome home to 74 Hallbrook Place SW - an immaculately maintained 3-bedroom, 2-bathroom bungalow in the heart of family-friendly Haysboro. Located on one of THE best streets in Haysboro, this house is situated on a huge, beautifully landscaped lot, facing a lovely park. This fully renovated 2500sqft home blends timeless charm with thoughtful modern upgrades, including a fully renovated exterior (2019) with Hardie siding, a new roof, triple-pane windows, and a professionally built heated, triple garage with 240V power. Inside, enjoy original hardwood flooring, a bright and open layout, and a stunning primary suite with heated floors, a solid walnut vanity, and custom walnut built-ins. The fully developed basement adds flexible living space and is roughed-in for a future bathroom. Additional upgrades include newer appliances, an updated electrical panel, and a smart home security system. The low-maintenance yard features composite decks, paving stone patios and walkways, a cedar pergola, and custom lighting—perfect for entertaining. Located on a quiet crescent close to schools, parks, shopping, and just minutes from downtown, this home offers exceptional value in one of Calgary's most desirable neighbourhoods.