



GRASSROOTS
REALTY GROUP

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87 Hillgrove Drive SW
Calgary, Alberta

MLS # A2246065



\$749,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Dishwasher, Dryer, Oven-Built-In, Garage Remote, Refrigerator, Washer, Window Coverings
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Welcome to this spacious vintage bungalow on a 550 m² lot! Situated on a quiet street in Haysboro, this home offers a once-in-a-lifetime opportunity to create your dream residence nestled among mature trees. With approximately 2,230 sq. ft. of finished living space, the home features 4 bedrooms, 2 full bathrooms, 1 half bathroom, and multiple recreational areas. The large kitchen includes a breakfast nook, ample counter space, and generous cabinetry. On the main floor, you'll find a spacious primary bedroom and two secondary bedrooms. The impressive 1,047 sq. ft. basement offers smooth ceilings, an additional bedroom, and abundant storage space. The backyard is a private oasis, surrounded by mature trees and offering plenty of room for gardening. Haysboro is a vibrant community with a hall, parks, schools, shopping, and a library, plus quick access to Glenmore Reservoir, Fish Creek Park, major roadways, and public transit.