



GRASSROOTS
REALTY GROUP

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15 Harley Road SW
Calgary, Alberta

MLS # A2247743



\$829,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Walk-In Closet(s)		

Inclusions: shed

Have you ever walked into a home and instantly felt the warmth and care it's been given over the years? That's exactly the feeling you'll get here. Lovingly maintained by its previous owners, this home is ready to welcome you with open arms. Tucked away on a peaceful street in the cherished community of Haysboro, you'll be surrounded by the very best Calgary has to offer. Here, neighbors still wave hello, kids ride their bikes to nearby schools, and weekend adventures are just minutes away—whether it's strolling the trails of Glenmore Reservoir, browsing Glenmore Landing, visiting Heritage Park, or enjoying the sailing club. With Rockyview Hospital close by and downtown only a short drive away, you'll have every convenience at your fingertips, yet still feel worlds away thanks to the abundance of parks and green spaces. Inside, timeless design meets thoughtful quality updates, creating spaces that feel both classic and inviting. The impressive kitchen will inspire your inner chef and set the perfect backdrop for gatherings with family and friends. On warm summer days, enjoy the cool comfort of air conditioning; on summer evenings, step into the sunny backyard, fire up the BBQ (there are actually two natural gas hookups!) and relax in the privacy of cedar fencing and charming exterior accents that make this home truly special. A home filled with warmth in a community you'll love—come see it for yourself.