



**GRASSROOTS**  
REALTY GROUP

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**15 Harrow Crescent SW**  
**Calgary, Alberta**

**MLS # A2249712**



**\$635,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees		

**Heating:** Standard, Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NA

Welcome to this beautifully maintained 3+1 bedroom, 2 bathroom bungalow, ideally located on a quiet cul-de-sac in the heart of the highly desirable, family-friendly community of Haysboro. Lovingly cared for, this charming home is just minutes from schools, shopping, and transit, offering both convenience and community. Inside, you'll find 4 spacious bedrooms—3 on the main level and 1 in the fully finished basement—along with 2 full bathrooms, making it ideal for families or multi-generational living. The main floor features a classic L-shaped living and dining room, and a bright kitchen with a bay window and stainless steel appliances, creating a warm and functional space for everyday living. Downstairs, the fully developed basement offers a large family room, laundry area, additional bedroom, and a full bathroom—perfect for guests, teens, or extended family. Step outside to your private, fenced backyard complete with a partially covered deck, providing a perfect setting for outdoor relaxation or year-round entertaining. Whether you're looking to move right in or add your personal touch, this property offers a solid foundation in a well-established neighborhood. Don't miss the opportunity to make this wonderful house your new home!