



GRASSROOTS
REALTY GROUP

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52 Hogarth Crescent SW
Calgary, Alberta

MLS # A2252601



\$650,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, Many Trees, No N		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Unfinished

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Open House! Saturday, September 6th, from 1 pm to 3 pm. This beautifully cared-for 3-bedroom bungalow offers 1,063 sq ft of comfortable living space, thoughtfully enhanced with over \$167K in upgrades. Inside, the heart of the home shines with a complete custom kitchen renovation, pairing modern finishes with timeless function. Other major updates include a full bathroom redo, refinished hardwood floors, new siding with a large picture window, high-efficiency furnace with air purification, and central A/C—every detail has been handled with quality in mind. Outdoors, the curb appeal is unmistakable with professional landscaping, tiered retaining walls, and a welcoming front garden. A long driveway leads to the oversized single garage, while the private backyard offers a large deck, mature trees, and raised garden beds—ideal for summer evenings or weekend projects. The unfinished basement is a clean slate, ready for your personal touch—whether you envision a recreation room, gym, or guest space, the potential is wide open. Set in Haysboro, you’re steps (