



GRASSROOTS
REALTY GROUP

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216 Havenhurst Crescent SW
Calgary, Alberta

MLS # A2257771



\$559,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NA

Tucked away on a quiet, tree-lined street in the heart of the sought-after Haysboro community, this bungalow offers exceptional potential for first-time homebuyers looking to put their own mark on a property, or investors seeking a promising renovation project. With over 2,000 sq. ft. of total living space, this home boasts a south-facing backyard, a detached single garage, and ample room to grow. Inside, you'll discover a spacious living room, a cozy kitchen featuring granite countertops, a newer dishwasher, and three generously sized bedrooms on the main floor, along with a full 4-piece bathroom. Hardwood floors lie beneath the carpet, waiting to be revealed. The fully finished basement is accessed through a separate entrance and includes an additional bedroom, a 3-piece bathroom, and updated electrical with a new breaker panel. Step outside to a large backyard with a beautiful patio, perfect for relaxing or entertaining, and a single detached garage with convenient back lane access. Recent upgrades include a new roof (2018) and brand-new windows, offering peace of mind for years to come. Plus, you're just steps away from top-rated schools, a community center, outdoor rink, and a large park, making this location truly unbeatable for families.