



GRASSROOTS
REALTY GROUP

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52 Hogarth Crescent SW
Calgary, Alberta

MLS # A2264506



\$600,000

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	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

In Haysboro, where streets are shaded by old trees and the train carries people swiftly to the heart of the city, stands a bungalow that has been carefully tended. With 1,063 square feet above grade and three bedrooms, it is a house of steady comfort, shaped by over \$167,000 in thoughtful upgrades. The kitchen is the heart of it, rebuilt with custom design and modern finishes, a place where meals and conversation naturally gather. A full bathroom renovation, refinished hardwood floors, and a high-efficiency furnace with air purification show the work has been done with care. Central A/C holds the summer heat at bay, while new siding and a wide picture window face the street with pride. Out front, the gardens and tiered retaining walls bring order and beauty, the kind of curb appeal that speaks before the door is even opened. The driveway runs long to an oversized single garage. In the backyard, a deck stretches wide, shaded by mature trees, with raised beds waiting for flowers or vegetables. It is a private place for quiet evenings, barbecues, or the work of hands in the soil. The basement remains unfinished, clean and open, ready for whatever future its next owner imagines. Here, less than a kilometre from the Heritage C-Train station, with schools, shops, and parks close by, life carries an ease that is hard to find. This is a home that has been lived in with pride, cared for in every detail, and made ready for what comes next.