



GRASSROOTS
REALTY GROUP

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51 Hollyburn Road SW
Calgary, Alberta

MLS # A2273150



\$659,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Paved		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

***OPEN HOUSE 1:00- 2:30 SUNDAY NOV. 30TH ***LOCATED ON ONE OF WEST HAYSBORO'S BEST STREETS WITH A SOUTH BACKYARD ; THIS 3 BEDROOM UP/1 DOWN FEATURES RENOVATED KITCHEN(UPSCALE CABINETS) , TWO BRICK FIREPLACES (LIVINGROOM, RECROOM) WITH HIGH END INSERTS, TWO BATHROOMS, AND SPACIOUS LOWER RECROOM. A FRESH OPEN DESIGN WITH SHARP USE OF TILE, TRAVERTINE , AND HARDWOOD THROUGHOUT . SIZEABLE PRIVATE SOUTH BACKYARD HAS A GARDEN . A PRIVATE FIREPIT , DECK AREA OFF THE MASTER BEDROOM , AND A DOUBLE GARAGE FOR EXTRA STORAGE . THE BACK ALLY IS PAVED. .. A QUIET LOCATION CLOSE TO THE COMMUNITY CENTER , HAYSBORO ELEMENTARY , WOODMAN JUNIOR HIGH , AND TRANSIT. SEE VIRTUAL TOUR FOR ADDITIONAL PHOTOS AND VIRTUAL TOUR