



GRASSROOTS
REALTY GROUP

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68 Healy Drive SW
Calgary, Alberta

MLS # A2274429



\$675,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: N/A

This renovated bungalow strikes the perfect balance of cozy charm and modern confidence, set on a quiet street with a wide back lane and just steps to the LRT. Located in the highly desirable community of Haysboro, this fully updated home offers 5 bedrooms, 2 full bathrooms, and outstanding versatility—ideal for families, first-time buyers, investors, or anyone upsizing or downsizing. It blends comfort, personality, and practicality in one move-in-ready package. Step inside to an OPEN CONCEPT main floor featuring a bright, spacious living room with large windows that fill the space with natural light. The modern kitchen offers new cupboards, timeless white cabinetry, newer appliances, quartz countertops, and a generous island perfect for cooking, serving snacks or wine, or gathering with friends and family. A cozy breakfast nook adds everyday convenience, and contemporary lighting enhances the fresh, inviting feel throughout. The main level includes three generous bedrooms, including a primary bedroom overlooking the private backyard, along with a newer 4-piece bathroom. This layout provides flexibility for families, guests, or a home office. The fully developed 858 sq. ft. basement is ideal for movie nights, workouts, recreation, or relaxation. It features two additional bedrooms, a comfortable family room, another full 4-piece bathroom, and a spacious laundry room. With five total bedrooms, the home easily supports multigenerational living or separate living zones. Outside, the HUGE PRIVATE BACKYARD is designed for enjoyment and entertaining. A built patio offers the perfect setting for BBQs or relaxing in the sun, while the large lawn provides space for kids, pets, gardening, or play. The oversized detached garage offers ample room for vehicles, tools, storage, and bikes. This home includes numerous upgrades such as a new roof, newer windows,

renovated bathrooms, fresh finishes throughout, and a fully updated interior. With 1087 + 858 sq. ft. of bright, functional living space, the layout offers comfort and great flow. The location is exceptional—one block to the C-Train and minutes to Macleod Trail, Anderson Road, Heritage Drive, downtown, dining, and major amenities. Quick access to Southland and Heritage LRT Stations makes commuting effortless. Families will appreciate proximity to excellent schools including Haysboro Elementary, Woodman Jr. High, Henry Wise Wood High School, and Our Lady of the Rockies. Nearby pathways, parks, and the Glenmore Reservoir add to the lifestyle appeal. Everyday convenience is unmatched with Walmart, Canadian Tire, Southcentre Mall, restaurants, and community amenities close by. Haysboro is a vibrant, welcoming community offering parks, schools, shopping, a library, a community hall, and quick access to Glenmore Reservoir, Fish Creek Park, major roadways, and public transit. Stylish, flexible, and incredibly well-located, this renovated bungalow offers modern comfort, timeless design, and unbeatable neighbourhood.