



**81 Healy Drive SW
Calgary, Alberta**

MLS # A2295637



\$649,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Separate Entrance		

Inclusions: Patio furniture and Umbrella, All shelves and mirrors in both bathrooms

Welcome to this substantially updated bungalow in the sought-after community of Haysboro, offering over 1,600 sq ft of developed living space. This home features 2 + 1 bedrooms, with a flexible second bedroom on the main floor currently used as a nursery and easily converted back to include a closet from the spacious primary bedroom. The bright, renovated white kitchen showcases stainless steel appliances, abundant cabinetry, and space for a casual dining table, complemented by a separate formal dining room that was formerly a third bedroom. Both full bathrooms have been tastefully upgraded, while key mechanical improvements include a new furnace and central air conditioning (2023), upgraded electrical panel, hot water tank (2019), and the addition of a sump pump for peace of mind. The fully finished basement offers excellent versatility with a large recreation room that can be divided into multiple living zones, a third bedroom, and a full bathroom. A private rear entrance provides strong potential for a future legal basement suite, subject to approval and permitting by the city of Calgary. The exterior is designed for low maintenance with vinyl siding, updated windows, and added security screen doors at both entrances. Enjoy the sunny south-facing backyard complete with a spacious wooden deck, ideal for outdoor entertaining, along with an oversized single detached garage featuring workshop space, and plenty of remaining yard. Located on a quiet street in Haysboro, this home is within walking distance to Heritage LRT, making commuting to downtown quick and convenient, or within a 15 minute drive. Residents enjoy easy access to Chinook Centre, Glenmore Reservoir pathways, schools, parks, and everyday amenities. Haysboro is known for its mature tree-lined streets, strong community feel, and excellent connectivity via Macleod Trail and Glenmore Trail. This is

and exceptional opportunity to own a move-in ready home in one of Calgary's most established and accessible neighbourhoods!