



**73 Haverhill Road SW
Calgary, Alberta**

MLS # A2303469



\$650,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Off Street, Oversized, Parking Pad, Single		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Storage Shed, Solar Lights in Backyard

OPEN HOUSE SUNDAY APR 26 FROM 12-2 PM | Meticulously cared-for bungalow (lovingly cared for by the same owner for 40 years). Superbly maintained home in the highly sought-after community of Haysboro situated on a large lot with a sunny south facing backyard, and an unbeatable location! Step inside to discover a bright and open floorplan featuring 1,174 sq ft on the main level, complemented by a fully developed 1,105 sq ft basement with a separate entrance, ideal for extended family living or future suite potential. The home is equipped with durable copper piping, new furnace (2024 - last serviced in Oct 2025), and a cozy Napoleon gas stove fireplace that anchors the living space with warmth and charm. The kitchen is both practical and efficient, complete with a garburator and enhanced by a RainSoft water filtration system for added convenience. There are 3 bedrooms up with a 5 pc bath, and 1 bedroom 1 bath in the lower level complete with a family room and game room. Outdoors, the property continues to impress with a beautiful white vinyl fence, a Duradeck-covered back deck, and a spacious yard that includes alley access, an oversized single detached garage, and a storage shed (used as a she-space or hobby/retreat area). Just minutes from the Calgary C-Train via Heritage C-Train Station, commuting is effortless. Families will appreciate proximity to excellent schools including Henry Wise Wood High School, Woodman School, and Haysboro School. Enjoy an active lifestyle with a short 10 minute walk to scenic pathways, an abundance of amenities, including an outdoor skating rink, racquetball courts, and community programs. Nearby, you'll find major retail chains, grocery stores, and everyday essentials at Chinook Centre and along Macleod Trail. Pride of ownership shines throughout this exceptionally maintained home. Set in an established

neighbourhood with beautiful mature trees and wonderful neighbours. With no kids or pets in the home, every inch has been thoughtfully preserved. Offering seamless connectivity and surrounded by amenities, this is the one you've been waiting for to truly build your life around.