



**39 Hillary Crescent SW
Calgary, Alberta**

MLS # A2152110



\$659,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting, Recta		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-C1
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Vinyl Windows		

Inclusions: shelving in cold storage room, shelving in garage, refrigerator in basement, microwave in basement, water purification system

Welcome to this charming 1958 bungalow, nestled in the heart of Calgary's beloved Haysboro community. This home, lovingly maintained through the decades, is a true gem with its original hardwood floors preserved under the carpet. Step into the updated kitchen, where modern meets nostalgia, and enjoy the renovated main bathroom's fresh, updated feel. With three bedrooms upstairs, including a generously sized primary suite that comfortably fits a king-sized bed, there's plenty of space for your family to grow. The original wood paneling on the main floor adds to the home's character, while newer windows let in plenty of light. The fully developed basement is perfect for entertaining, featuring an oversized family room complete with a cozy gas fireplace and a retro wet bar that brings back the fun of yesteryear. An additional room downstairs offers flexibility as a home office or flex room, complemented by a 3-piece bathroom, cold storage, and a large laundry room. Sitting on a 7,459 square foot lot (55' x 134'), the property boasts an exceptionally large, sunny, south-facing backyard. Imagine summer afternoons on the covered concrete patio, evenings by the firepit, and the convenience of an 80 square foot shed for all your storage needs. The oversized, heated, double detached garage (25' x 28') with double doors provides ample space for your vehicles, plus additional parking for two more cars or an RV on the poured concrete parking pad. Living on Hillary Crescent means being part of a close-knit community where neighbors know your name and the coffee is always on. Haysboro is a place where people move to stay a lifetime. You'll be close to schools of all levels, shopping, the LRT, Glenmore Reservoir, Elbow Drive, and the iconic Montreal bagel shop that still only takes cash (if you know, you know)! Come and see this wonderful home that holds so many

memories and is now ready for you to create new ones of your very own. ***Please note, some photos have been virtually staged.***