



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

59 Harrow Crescent SW
Calgary, Alberta

MLS # A2208214



\$659,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	868 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Refrigerator in Basement, Electric Stove in Basement

Attention savvy buyers - This property offers endless potential! UPDATED HOME with a BASEMENT SUITE (illegal) in an established community, for a great price! Located on a quiet crescent, this beautiful property is sitting on a HUGE 50 x 120 FT LOT and has an appealing STUCCO exterior. The warm south facing sun pours in from the front bay window and there is a comfortable and bright, open concept layout. Over 1650 sq ft of developed living space! The main floor features HARDWOOD FLOORS, a RENOVATED 4-PC WASHROOM and 2 spacious bedrooms. The recently updated kitchen boasts QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, soft-close cabinetry and a cozy breakfast nook. Separate entrance to the 1 BEDROOM (ILLEGAL) BASEMENT SUITE with shared laundry area. Suitable for investors or for a home owner seeking a mortgage helper! This is a pleasant 1 bedroom suite, with easy-to-clean laminate flooring, a large bedroom (window is non-egress), 3-pc washroom and lovely living space. You will surely enjoy hanging on the deck and patio in the massive backyard this summer. There is mature landscaping, tasty raspberry bushes and plenty of space to build a second garage if your heart desires. The extra long driveway leads to your SINGLE CAR GARAGE, which is equipped with a work bench. Other bonuses include: NEWER HIGH EFFICIENCY FURNACE, UPDATED ELECTRICAL AND FLAT CEILINGS (all that pesky popcorn removed for you!). Haysboro is a highly sought after community, with convenient access to multiple schools, shopping, the Heritage Station LRT (15 minutes to downtown), Heritage Park, and an off-leash dog park. You will love living here! Book a showing before it's too late! *Check out the 3D VIRTUAL TOUR and OPEN HOUSE ON SATURDAY APRIL 12TH FROM

12:00PM-2:00PM!*