

\$574,900 - 46 Hays Drive Sw, Calgary

MLS® #A2088403

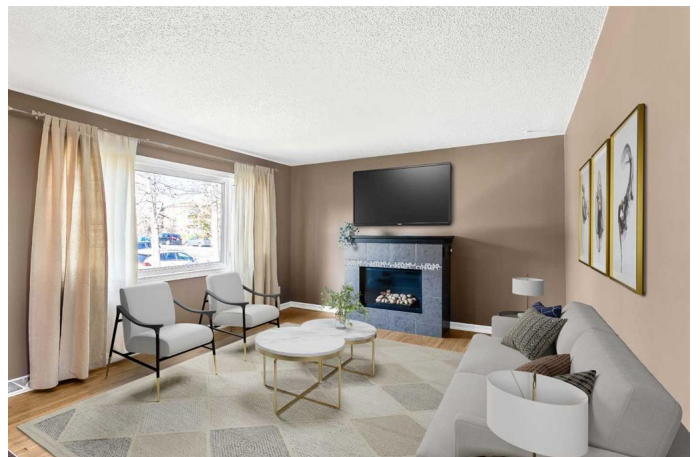
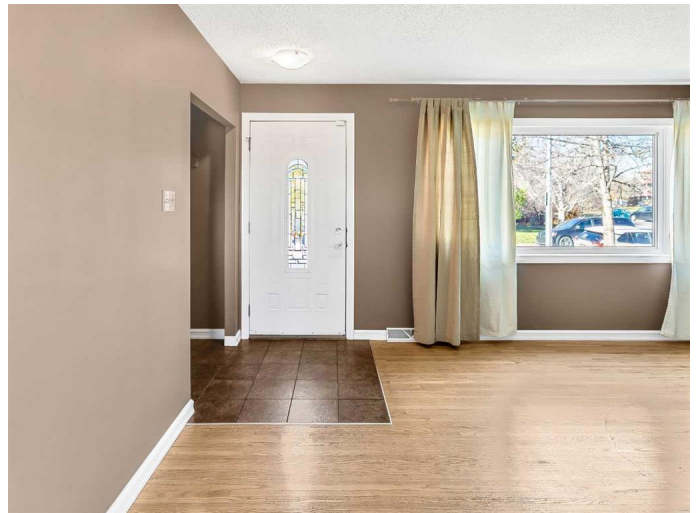
\$574,900

3 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

The opportunities at this property are endless! Located on a quiet street with mature trees offers a peaceful and calming living experience. The property is situated on a 50' X 120' lot that offers dual lane access and the grading of the land is perfect for a future carriage home. A spacious entrance way welcomes you in with hardwood flooring. The kitchen overlooks the private backyard and features ample cabinet space, a built-in wall oven, electric stove top & eating space. The large living room can accommodate a variety of furniture options and is complimented by a centred gas fireplace. 3 spacious bedrooms & a updated 4pc bathroom complete the main floor. The fully developed basement has a recreation room, wet bar, 3pc bathroom and a professional hair studio. The option to live up and work down is an incredible opportunity to have increased earnings on your services, offer flexible hours, see the benefits of the tax deductions and not to mention the convenience of not driving to work! Should your buying needs not require the hair studio equipment, we can ensure it is removed and the wall professionally repaired. Outside is made private by mature trees and has a large deck with a rough-in for a hot tub, full fence & storage shed. Upgrades completed in the past 10 years are the windows, shingles, furnace & hot water tank. The community has easy access to coffee shops, restaurants, and multiple schools. Enjoy the off-leash dog park,



public recreation facilities, and parks and green spaces. Haysboro is less than a 15-minute drive to downtown and offers quick access to the new 14th Street BRT line, as well as the Heritage or Southland C-Train stations. There is something for everyone in this community!

Built in 1958

Essential Information

MLS® #	A2088403
Price	\$574,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Hays Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3C3

Amenities

Parking	None
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows
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Appliances	Built-In Oven, Electric Cooktop, Portable Dishwasher, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 23rd, 2023
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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