

\$649,900 - 99 Holden Road Sw, Calgary

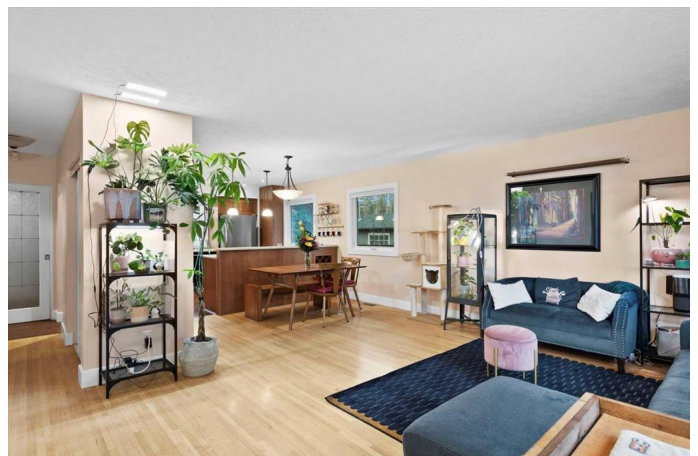
MLS® #A2116159

\$649,900

5 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

****OPEN HOUSE SUNDAY, MARCH 24 @ 12PM-2PM**** Welcome to 99 Holden Road SW, a beautiful, well kept, 4-level split nestled in the heart of desirable West Haysboro! This stunning family home offers a perfect blend of modern upgrades including new windows (2021) and classic charm, providing a warm and inviting atmosphere for comfortable living and entertaining. As you step inside, you're greeted by a bright and spacious open concept main floor featuring a large living room, a dining area, and a modern kitchen. The kitchen is a chef's delight, equipped with upgraded stainless steel appliances, under cabinet lighting, a stylish tile backsplash, a raised eating bar, a convenient wine rack, and elegant pot lighting. The main floor also boasts hardwood floors, adding a touch of sophistication to the space. Upstairs, you'll find a beautifully renovated 4-piece main bathroom and three generous bedrooms. The master bedroom is a peaceful retreat with built-in cabinetry, offering both style and functionality. The upper level also features hardwood floors, creating a cohesive and luxurious feel throughout the home. The lower levels of the home are equally impressive, with a spacious family room on the third level featuring pot lighting and a 3-piece bathroom, providing an ideal space for relaxing or entertaining guests. The fourth level is fully developed and offers two additional large bedrooms and a utility room with plenty of storage space. Outside, the massive south-facing backyard is a true



oasis, offering plenty of space for outdoor activities, gardening, or simply relaxing in the sunshine. The yard is fully fenced, providing privacy and security for you and your family not to mention the oversized single car garage to house your family vehicle and extra storage! Conveniently located close to schools, shopping, bike paths, Rockyview Hospital, and the downtown core, this home offers easy access to a wide range of amenities and services. Whether you're commuting to work or exploring the city, this location has it all. Don't miss your chance to own this incredible home in one of Calgary's most desirable neighborhoods. Schedule your showing today!

Built in 1959

Essential Information

MLS® #	A2116159
Price	\$649,900
Sold Price	\$736,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	99 Holden Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3E7

Amenities

Parking Spaces	1
Parking	Off Street, Oversized, Single Garage Detached

Interior

Interior Features	Breakfast Bar, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None, Other
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.