

\$775,000 - 1412 97 Avenue Sw, Calgary

MLS® #A2118284

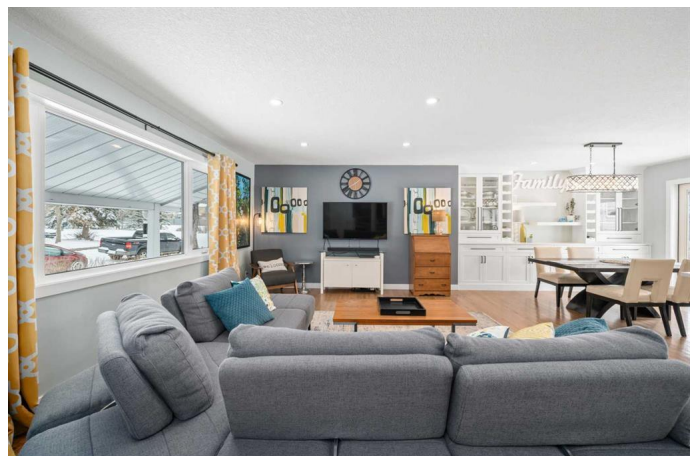
\$775,000

4 Bedroom, 3.00 Bathroom, 1,761 sqft

Residential on 0.15 Acres

Haysboro, Calgary, Alberta

Welcome to this charming 3-level split home in the heart of Haysboro which has been recently remodeled (including newer triple-pane Lux windows, newer carpet throughout, upgraded electrical panel, newer furnace, newer humidifier) and has been lovingly maintained. Nestled in a quiet crescent offering ample space and modern amenities for your family's comfort. On the main level, you'll find a fully custom renovated chef's kitchen with every convenience and upgrade imaginable including: stainless steel built-in appliances, chimney hood fan, built-in drawers with custom pull outs, and thoughtful design ideas at every turn. The main floor offers hardwood flooring throughout and beautiful built-ins in the dining area to display all your favorite pieces and extend storage. Adjacent is a spacious living room, a perfect space for both relaxing and entertaining. The upper level features a large primary bedroom with vaulted ceilings, a 3-piece ensuite and walk-in closet. A highlight of this space is the cozy built-in window seat overlooking the backyard. Additionally upstairs, there is a convenient flex space which can be used as a play area, den or whatever suits your needs, along with three bedrooms ensuring everyone has their own private space. Descending to the third level, a cozy family room awaits, along with a convenient 2-piece bathroom, a functional laundry room, and access to the attached oversized heated double garage. Outside, the large private backyard features mature trees, a



gas BBQ hookup, and offers alley access. Situated off a cul-de-sac, enjoy privacy and security, with top-rated schools, shopping, public transportation, Rockyview Hospital, and Glenmore Park just minutes away. Don't miss out on this exceptional property—a perfect blend of comfort, convenience, and tranquility awaits in desirable Haysboro. Schedule your viewing today!

Built in 1959

Essential Information

MLS® #	A2118284
Price	\$775,000
Sold Price	\$808,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,761
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	1412 97 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0Y7

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 25th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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