

# \$724,800 - 75 Havenhurst Crescent Sw, Calgary

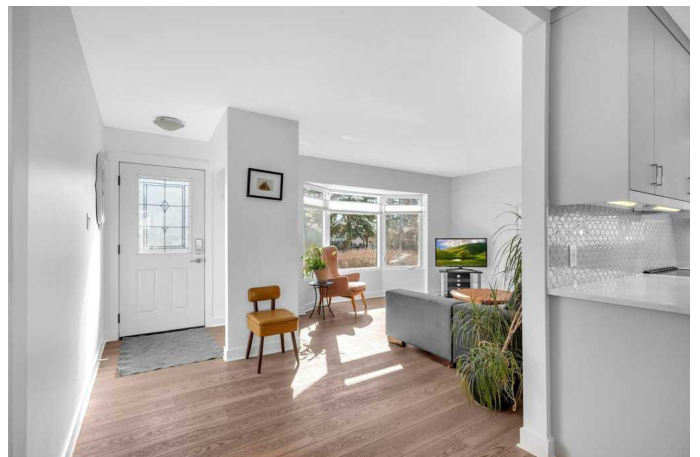
MLS® #A2121652

**\$724,800**

5 Bedroom, 2.00 Bathroom, 1,058 sqft  
Residential on 0.11 Acres

Haysboro, Calgary, Alberta

Finally...! Your chance to own a BEAUTIFULLY UPDATED 50 foot wide lot on one of the most desirable STREETS in the sought after community of Haysboro with an illegal 2 BEDROOM BASEMENT SUITE | OVER-SIZED INSULATED DOUBLE DETACHED GARAGE and a Separate parking space beside it. On a quiet and elevated crescent with friendly neighbours sits this beautifully updated, MOVE-IN READY illegally suited 5 BEDROOM bungalow with a separate back entrance. The bright main floor has been modernly updated with fresh paint and a neutral colour pallet showcasing an open and airy floor plan. Bayed windows in the inviting living room stream in endless morning sunshine and allow for a number of furniture arrangements. New Kitchen for your culinary exploration featuring stainless steel appliances, full-height crisp custom cabinets, gorgeous tile backsplash and cleverly incorporated built-ins + a tonne of counter space to work with. Adjacently, it opens up to the dining room with enough space for any table shape preference including room for family meals or entertaining a larger party...especially in the summer as you proceed through patio sliders to the back deck with a convenient ready gas line. NEW PRESSURE TREATED FENCING lines the entire space as well. All 3 bedrooms on this level are spacious and bright and you'll find a stylishly updated 4-piece bathroom here as well. The wonderful updates continue into the



versatile basement with a convenient separate entrance. This level is perfect for more family space but thanks to the addition of a full kitchen and smart floor plan is also ideal as an illegal rental suite, for extended family members or older children still living at home but needing a little more privacy. A large open floor plan offers great connectivity. The neutral, white kitchen combines style with function with full-height subway tile, loads of cabinets and counter space and a large window for extra natural light. 2 large bedrooms and another thoughtfully updated full bathroom are also on this level adding to the flexibility. The backyard is superbly landscaped with including fruit producing trees “ cherries, apples, saskatoon berries and raspberries! This amazing outdoor space will be your favourite warm weather destination! Kids and pets will love the grassy yard and for the adults “ the lower patio is hot tub ready! The oversized double garage is fully insulated and there is a separate dedicated parking stall to accommodate the lower level. This phenomenal home is in an unsurpassable location within walking distance to schools, the LRT station, groceries, craft breweris and several parks. The family-oriented community of Haysboro offers many parks and playgrounds as well as tennis courts and an outdoor skating rink with shops, services and restaurants close by as well as neighbouring Glenmore Reservoir with its many pathways, parks, spray park, boating and much more! Don't let this one slip through your fingers. Call your agent today!

Built in 1958

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2121652  |
| Price      | \$724,800 |
| Sold Price | \$740,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,058       |
| Acres          | 0.11        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 75 Havenhurst Crescent Sw |
| Subdivision | Haysboro                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 3C4                   |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 3                                              |
| Parking        | Double Garage Detached, Oversized, Parking Pad |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Recreation Facilities, Separate Entrance, Soaking Tub, Storage                                           |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | May 3rd, 2024    |
| Days on Market | 21               |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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