

\$800,000 - 99 Hillgrove Crescent Sw, Calgary

MLS® #A2123988

\$800,000

5 Bedroom, 2.00 Bathroom, 1,061 sqft

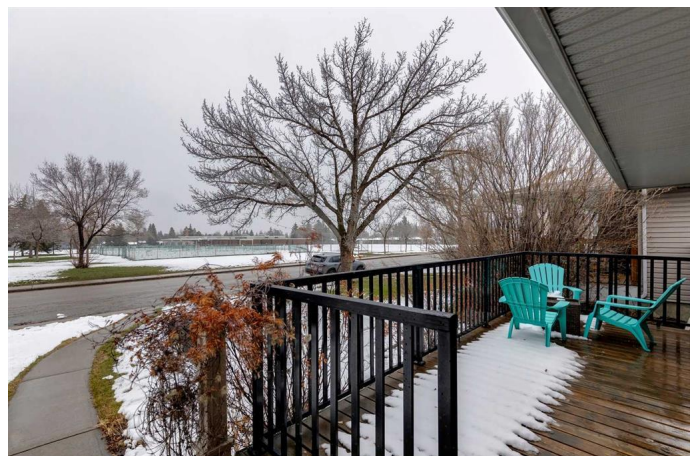
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

AMAZING LOCATION!!! Welcome to this stunning five (3+2) bedroom, fully updated and beautifully maintained bungalow with 2091 sq ft of total living space in the heart of Haysboro!

Located on a large lot on the MOST COVETED street in WEST Haysboro you will find a quiet, family friendly location directly across from a SPECTACULAR GREEN SPACE, play park and elementary school.

When you first step inside you will feel instantly at home as you are greeted by an open concept, inviting floorplan flooded with natural light. Newer windows, with custom cellular window coverings (blackout in all 5 bedrooms), along with newer roof and upgraded R50 attic insulation, help keep the house cool in the summer and warm in the winter. A perfectly insulated envelope! You have a clear sightline from front to back in the open concept living room, kitchen and dining area. The kitchen beckons with warm butcher block counters, a 6 burner gas island range and new high-end LG appliances (fridge 2024, dishwasher 2024, oven 2021). The main level also features three good sized bedrooms and a brand-new, professionally renovated bathroom with a custom built vanity and plenty of storage. The fully finished basement feels airy and spacious with lots of natural light from ample oversized windows, complete with a custom built-in entertainment center and storage, along with two additional bedrooms with legal egress windows, a spa-like bathroom with a deep soaker tub, and a



separate glass shower with rainfall showerhead. •Teddy bear• shag carpet with 10lb underlay and 5.1 surround sound wiring will have you ready for movie nights with the family!

As you make your way to view the heated, oversized double detached garage with newer roof, you will envision sunny days ahead in the very large and well-appointed backyard complete with gorgeous perennial flower beds, perfect for family gatherings and entertaining. Other features in this beautiful home include Hardie board siding on the exterior, a new high efficiency furnace and high efficiency hot water tank, both installed in 2022, a large laundry and storage room, as well as A/C to keep you cool and comfortable all summer long.

As you relax on your front porch, watch your kids play in the park or enjoy the City's newly planted mini-forest, both directly across the street. Within walking distance to the Glenmore Reservoir, numerous schools, including elementary, junior high and high school, Southwood library, shopping, amenities, dog parks, and two CTrain stations, this home is a must see! Don't miss the chance to call this extraordinary home yours ” schedule a viewing today!

Built in 1958

Essential Information

MLS® #	A2123988
Price	\$800,000
Sold Price	\$800,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.14

Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	99 Hillgrove Crescent Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 15th, 2024
Days on Market	13

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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