

\$599,900 - 52 Hobart Road Sw, Calgary

MLS® #A2125222

\$599,900

4 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Perfectly located in desirable west Haysboro. Close to Rockyview Hospital, Glenmore Reservoir, bicycle/walking pathways and Glenmore Landing shops and restaurants.

This 4 bedrooms [potential for 5] 2 full bath bungalow has been lovingly maintained and upgraded by the current owners for the last 20 years. Situated on a quiet street with mature trees and a large lot [just under 6000 sq ft], this home features original hardwood throughout most of the main, an opened up kitchen area and a remodeled bath. The lower level was updated in 2021 with added insulation in all the exterior walls, panel and wiring upgrade [electrical permit for all work] drywall, flooring and lighting. This level has a large recreation room, 4th bedroom [window not egress] as well as another room easily converted to another bedroom and a 3piece bath. Other updates are roof in 2019, windows up in 2014, down in 2018 and parking pad for 2 cars in 2021. The large lot will easily accommodate a double garage and still have ample room to enjoy the included Hot-tub and firepit. Steps to fully fenced, off leash dog area which runs the length of 14st from Southland Dr. to Heritage Dr. and with walking distance to two elementary schools, STEM Academy, and Woodman Junior High, and incredible neighbors, this is the perfect place to call home!

Built in 1959



Essential Information

MLS® #	A2125222
Price	\$599,900
Sold Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	52 Hobart Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3K1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Irregular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 3rd, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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