

\$589,900 - 70 Hogarth Crescent Sw, Calgary

MLS® #A2150548

\$589,900

2 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.13 Acres

Haysboro, Calgary, Alberta

NESTLED in the HEART of HAYSBORO is this UNIQUE, AIR-CONDITIONED BUNGALOW that has 1911 Sq Ft of DEVELOPED SPACE, 2 PRIMARY Bedrooms (1 on the Main, 1 in the Basement) + 1 POTENTIAL 3rd BEDROOM in the Basement, 3 Bathrooms (incl/EN-SUITE), an Illegal SUITE in Basement, an OVERSIZED DOUBLE DETACHED GARAGE, an OVERSIZED FRONT DRIVEWAY PARKING PAD, a 50' X 14' PATIO, + 2 STORAGE SHEDS on a 5500 sq ft LOT = GREAT VALUE!!! This is a WISE INVESTMENT Property if you rent out the Upper Floor or Basement to help PAY FOR THE MORTGAGE!!! Curbside appeal w/MANICURED LAWN, TREE, + the LARGE Patio that exudes WARMTH, + HOSPITALITY as you ENJOY the SUN'S Gentle Glow. Upon entering the WELCOMING Foyer, you will see the Living Room which is a GREAT area to ENTERTAIN w/FAMILY, + FRIENDS. It has a Big Window allowing in NATURAL LIGHT which beckons you to RELAX or UNWIND after a long day. The Dining Room is COZY for those CONVERSATIONS/LAUGHTER around the Table, + Meals TOGETHER. This RENOVATED Kitchen has Floor-to-Ceiling BEAUTIFUL Brown Cabinetry, Tiled Backsplash, SS Appliances, Laminate Countertop, + EXTRA Cabinets w/Coffee Station. There is a door leading to the Basement (separate entrance to the illegal



basement suite), + outside to the Backyard. There is the 4 pc Bathroom, the Primary Bedroom w/Ceiling Fan, a WALK-THROUGH Closet incl/BUILT-IN Shelving, + a 3 pc EN-SUITE Bathroom w/STEAM Shower, + Laundry Room. A STORAGE Room completes the Main Floor. In the Basement Illegal SUITE is the Kitchenette w/WHITE Cabinets, + WHITE Appliances, an area for a Table, a 26' X 15' Family Room w/BRICK ELECTRIC FIREPLACE that INVITES you to curl up w/Good Book or Enjoy a MOVIE night. The 2nd PRIMARY Bedroom, a 3 pc Bathroom, a Laundry, + Utility Room. There is POTENTIAL to create a 3rd Bedroom w/Window that can be installed. This HOME has UPGRADED the Kitchen, NEW Windows, NEW Furnace, NEW H2O Tank, + Roof (2021). The South-Facing Backyard offers a SERENE RETREAT from the Hustle and Bustle of Daily Life w/Patio for those SUMMER BBQs leading into TRANQUIL Evenings gazing at the stars. There is a 7' X 6' Hot Tub Shelter, a 10' X 7' Shed, a 6' X 4' Side Shed for so much EXTRA STORAGE, + the Detached Double Garage. A Huge area w/Artificial Grass for CONVENIENT Upkeep means more time to sit back taking up a HOBBY or SOCIALIZE as you ENJOY the Fresh Air outside. This HOME has MODERN COMFORT, CLASSIC CHARM, + is in a PRIME LOCATION w/EASY COMMUTE to Downtown Core. A QUICK WALK or BIKE to Heritage Dr towards Heritage Park, + Glenmore Park. GLENMORE RESERVOIR w/EXTENSIVE PATHWAYS, + NATURE TRAILS. Close to the ELBOW RIVER CHANNEL, + the WEASELHEAD Area w/HISTORY of this NEIGHBOURLY COMMUNITY of HAYSBORO. The Haysboro Community Association offers VARIETY of Programs/Activities, there are 2 TENNIS COURTS, SHOPPING, + SCHOOLS. Walking

distance to both HERITAGE, + SOUTHLAND
Train Stations. Schedule a Showing TODAY to
experience this RARE BUNGALOW
w/MASSIVE LOT!!!

Built in 1958

Essential Information

MLS® #	A2150548
Price	\$589,900
Sold Price	\$610,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,030
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	70 Hogarth Crescent Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3A7

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 19th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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