

\$495,000 - 9, 1435 96 Avenue Sw, Calgary

MLS® #A2159981

\$495,000

3 Bedroom, 2.00 Bathroom, 1,698 sqft
Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Open House Sunday Sept 29 from 2:00pm till 4:00pm. Drop by to see this amazing opportunity to build out your dream home. Charming 3-Bedroom Condo in Mature Haysboro Community

Welcome to this exceptional condo nestled in the serene and sought-after community of Haysboro. This spacious residence offers over 2,100 square feet of well-designed living space and combines comfort with versatility, perfect for modern family living.

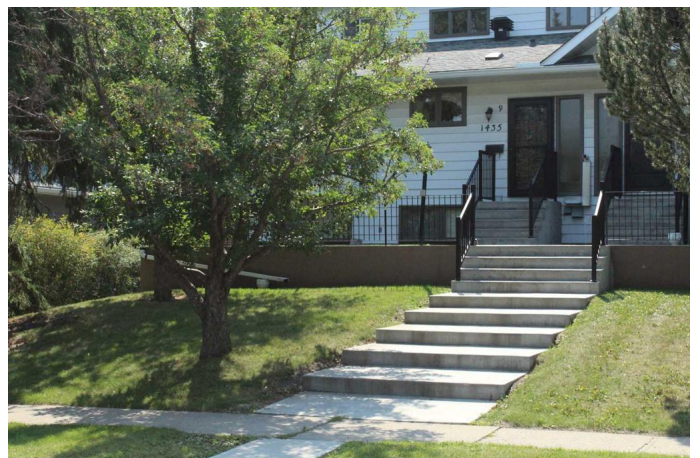
Key Features:

Spacious Living Areas: The expansive loft and wide-open family room create a welcoming environment. The family room features built-in cabinetry and a cozy wood-burning fireplace, and seamlessly extends to a south-facing 25-foot-wide balcony—ideal for relaxation or entertaining guests.

Bright & Functional Kitchen: Enjoy cooking in a bright kitchen with ample space and adjacent formal dining room, perfect for family meals and gatherings.

Three Generous Bedrooms: This condo includes three well-sized bedrooms and two bathrooms, making it perfect for families with older children or hosting visitors.

Versatile Loft Space: The large loft offers



endless possibilitiesâ€”convert it into an extra bedroom, office, exercise room, or whatever fits your lifestyle.

Ample Storage: Benefit from an oversized double garage with room for parking and a workbench, as well as extensive storage options both in the home and the garage.

Recent Upgrades: Enjoy newer style furnace, and hot water tank, along with a new toilet installed in August 2024.

Location Highlights:

Convenient Amenities: Located within walking distance to Glenmore Landing, and close to bicycle and walking paths around Glenmore Reservoir. Explore nearby recreational parks and enjoy easy access to Calgary Transit BRT and LRT systems.

Proximity to Key Locations: A short drive to Rockyview Hospital and just 10 minutes from two major shopping centers.

Well-Maintained Property: This property showcases pride of ownership, with a strong sense of community.

This condo awaits your personal touch to highlight its great bones and excellent location. Donâ€™t miss the opportunity to make this versatile and well-maintained property your new home!

Built in 1976

Essential Information

MLS® #	A2159981
Price	\$495,000
Sold Price	\$475,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,698
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 1435 96 Avenue Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0Y6

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized

Interior

Interior Features	Bookcases, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
# of Stories	2
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Brush, Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot, Secluded
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	October 17th, 2024
Days on Market	54
Zoning	M-CG d29
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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