

# \$665,000 - 12 Harmon Place Sw, Calgary

MLS® #A2168159

**\$665,000**

4 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.20 Acres

Haysboro, Calgary, Alberta

Opportunity knocks with a chance to own in one of Calgary's most thriving communities! Are you looking for a mortgage-helper property or something you can suite? Inquire with the city for all the possible options! Investors, families, and first-time buyers, you won't want to miss this opportunity to move into this quiet cul-de-sac in Haysboro!

This property boasts one of the largest lots available, with over 8,600 sqft of space. Enjoy RV parking, or seek city approval for a quad garage—there's so much potential here. As you enter, you're greeted by natural light flowing from east to west, creating an inviting open living room and kitchen perfect for everyone to enjoy. The updated kitchen shines with sunlight and offers ample storage, including a large pantry and a coffee station separating the upstairs from the lower level.

Down the hall, you'll find three well-sized bedrooms separated by an updated full bathroom featuring dual sinks. The separate entry door at the back leads you to a massive lower level. Here, you'll discover a spacious fourth bedroom with updates, including a large walk-in closet. The lower level also includes another full bathroom, a large utility room, an extra storage room, and a massive flex room with a fireplace.

What truly makes this home unique is the lot itself. Step outside and take a look!



There's plenty of room for a family, pets, a fire pit, additional structures, and more! It's within walking distance to Heritage Station but does not back onto the C-Train line. The alleyway allows for adding rear parking and an RV swing gate. Plus, you're just steps away from Catholic High School "Our Lady of the Rockies," "Woodman" Public Junior High School, and the shops of Haysboro.

Don't miss your chance to own in this quiet cul-de-sac with wonderful neighbors. Call to view today!

Built in 1967

### Essential Information

MLS® #	A2168159
Price	\$665,000
Sold Price	\$640,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.20
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	12 Harmon Place Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2Z9

### Amenities

Parking	None, On Street
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## Interior

Interior Features	Built-in Features, Closet Organizers, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2024
Date Sold	October 7th, 2024
Days on Market	10
Zoning	H-GO
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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