

\$659,900 - 15 Hazelwood Crescent Sw, Calgary

MLS® #A2176131

\$659,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.15 Acres

Haysboro, Calgary, Alberta

Welcome to this charming bungalow sitting on a huge corner lot in the family-friendly neighbourhood of Haysboro. This home has been lovingly maintained and upgraded over the years. With 3 bedrooms on the main level, a large open kitchen with breakfast bar, dining area with custom built-ins, and large living room, there is space for the whole family and for entertaining guests! The kitchen features a brand new fridge and hood fan, plus plenty of counter space and the view of the massive south-exposed backyard. Youâ€™ll appreciate that this home has all brand new windows throughout with upgraded Hunter Douglas blinds. The main level hardwood floors were also recently sanded and refinished for a beautiful natural look. The current owners put their special touch on the place with fresh paint, and modern hardware & lighting throughout. Winters will be nice & toasty with the new attic insulation added in 2022. With a separate entry to the basement, there is potential to add a secondary suite subject to approval and permitting by the city/municipality. Plus, there is already a large egress window in every room of the basement. On this level, youâ€™ll find a large family room, a 4th bedroom currently being used as an office, a 3-piece bathroom and the laundry room. There is an additional flex room that could easily be transformed into a 5th bedroom. Enjoy sun all day long in the backyard which features a stone patio, large raised wood deck, endless grass for the kids &



dogs to play, and access to the single detached garage. This home is just 20 minutes from downtown, right by the Southland LRT station, and in close proximity to tons of shopping & amenities!

Built in 1959

Essential Information

MLS® #	A2176131
Price	\$659,900
Sold Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	15 Hazelwood Crescent Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3C1

Amenities

Parking Spaces	1
Parking	Alley Access, On Street, Single Garage Detached

Interior

Interior Features	No Smoking Home, Vinyl Windows, Built-in Features, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 9th, 2024
Days on Market	9
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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