

\$707,000 - 21 Holden Road Sw, Calgary

MLS® #A2177847

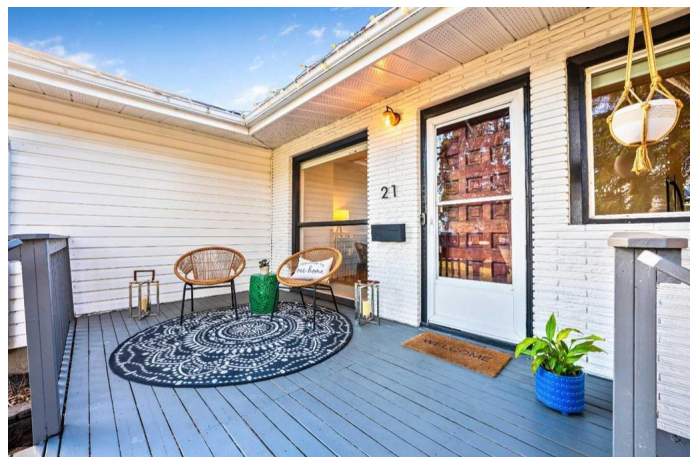
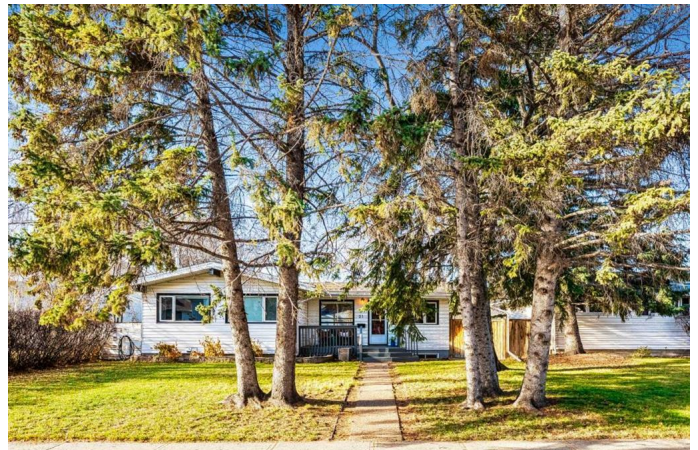
\$707,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Outstanding bungalow in a prime location on the desirable west side of Haysboro, just steps from Heritage Park! This naturally lit home offers over 1900 sq. ft. of living space, featuring knotty pine vaulted ceilings, an abundance of oversized windows, 4 spacious bedrooms, 2 bathrooms, and a west-facing backyard with an oversized deck. The modernized kitchen boasts stainless steel appliances and quartz countertops complete with soft-close drawers, blending contemporary touches with mid-century charm.

The open concept living and dining areas feature a wall of large west facing windows and an oversized sliding door, allowing natural light to flood throughout the home. This thoughtful design creates an ideal layout for those who appreciate seamless indoor / outdoor living. The serene, west-facing backyard provides an ideal retreat after long summer days. As the sun sets, the beautiful elm tree casts dappled light over the oversized deck, creating a perfect space for entertaining or unwinding. The primary bedroom features a custom oversized skylight, allowing you to stargaze before drifting off. The basement features a large recreation room with a 4-person sauna – perfect for warming up on cold winter days and releasing the day’s stress – and a spacious 3-piece bathroom. Additionally, there is a sizable bedroom currently used as a guest room (note: it does not meet legal egress requirements).



Noteworthy updates: New washer / dryer and light fixtures; shingles replaced (approx. 2021) with two layers of water and ice rainscreen, featuring a limited lifetime warranty of 40 years. Garage shingles, gutters, eavestroughs, custom skylight with knotty pine trim, and custom skylight blackout shade (approx. 2019); hot water tank (40 gallons) replaced in 2018. Embrace the outdoors with the nearby Glenmore Reservoir, perfect for cycling, walking, sailing, kayaking, and other water sports. Enjoy tennis and pickleball courts surrounded by green spaces, playgrounds, and walking trails. Only minutes to Rockyview Hospital and an express BRT line to downtown. An unbeatable location with everything you need right here!

Built in 1958

Essential Information

MLS® #	A2177847
Price	\$707,000
Sold Price	\$755,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	21 Holden Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2V 3E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Beamed Ceilings, Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Many Trees, Street Lighting, Rectangular Lot, Level, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 27th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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