



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 HOGARTH Crescent, Calgary T2V 3A7**

MLS®#: **A2131541**

Area: **Haysboro**

Listing Date: **05/15/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Finished Floor Area

Abv Sqft: **1,029**

Low Sqft:

Ttl Sqft: **1,029**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

**44**

Layout

Beds: **2 (1 1 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Private 220 Volt Wiring,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces**  
Park Feat: **Rear,Insulated,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Laminate,Vinyl,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Ceiling Fan(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`8" x 13`4"
Dining Room	Main	9`1" x 8`6"
Walk-In Closet	Main	12`0" x 4`9"
Other	Main	7`9" x 4`11"
Other	Main	7`9" x 6`0"
Kitchenette	Suite	6`7" x 4`0"

Room	Level	Dimensions
Kitchen	Main	12`8" x 12`6"
Bedroom - Primary	Main	12`8" x 10`9"
3pc Ensuite bath	Main	12`0" x 6`2"
4pc Bathroom	Main	8`8" x 4`11"
Family Room	Suite	26`3" x 15`8"
Bedroom	Suite	22`10" x 12`0"

Laundry Suite 13`1" x 5`10" 3pc Bathroom Suite 7`6" x 6`8"  
 Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-C1  
 Legal Desc: 5463HL

Remarks

Pub Rmks: **NESTLED in the HEART of HAYSBORO is this IMMACULATE AIR-CONDITIONED BUNGALOW that has 1911 Sq Ft of DEVELOPED SPACE, 2 PRIMARY Bedrooms, 3 Bathrooms (incl/EN-SUITE), an Illegal SUITE in Basement, an OVERSIZED DOUBLE DETACHED GARAGE, an OVERSIZED FRONT DRIVEWAY PARKING PAD, a 50'6" X 14'2" PATIO, + 2 STORAGE SHEDS on a 5500 sq ft LOT = GREAT VALUE!!! Great 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 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 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. There is also a STORAGE Room to complete the Main Floor. In the Basement Illegal SUITE is the Kitchenette w/WHITE Cabinets, + WHITE Appliances, an area for a Table, a 26'3" X 15'8" 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. 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 BBQ'S to TRANQUIL Evenings under the stars. There is a 7'9" X 6'0" Hot Tub Shelter, a 10'4" X 7'8" Shed, a 6'8" X 4'0" 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, + 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 proximity 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 as well. Schedule a Showing TODAY to experience this RARE BUNGALOW w/MASSIVE LOT in this FRIENDLY Community!!!**

Inclusions: A/C Unit, Curtains, Curtain Rods, Dryer X 2, Refrigerator X 2, Venetian Blinds, Wall Pantry in Dining Room, Washer X 2, White IKEA Pantry (\$600 value).  
 Property Listed By: RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













