



THE
A-TEAM

**RE/MAX
FIRST**

94 HAYSBORO Crescent, Calgary T2V 3G2

MLS®#: **A2175376**

Area: **Haysboro**

Listing Date: **10/24/24**

List Price: **\$748,888**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 18-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,124**
Low Sqft:
Ttl Sqft: **1,124**

DOM

58
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,747 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Reverse Pie Shaped Lot,Street Lighting,See Remarks**
Park Feat: **Double Garage Detached,Gravel Driveway,Off Street,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Hot Water,See Remarks**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s)**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|----------|----------------|
| Living Room | Main | 15`5" x 12`1" |
| Kitchen | Main | 9`8" x 15`2" |
| Bedroom | Main | 12`3" x 9`9" |
| 4pc Bathroom | Main | 8`4" x 6`6" |
| Kitchen With Eating Area | Basement | 11`10" x 11`6" |
| Bedroom | Basement | 11`6" x 10`11" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Dining Room | Main | 9`10" x 8`0" |
| Bedroom - Primary | Main | 11`11" x 12`8" |
| Bedroom | Main | 8`3" x 11`4" |
| Living Room | Basement | 22`9" x 13`9" |
| Bedroom | Basement | 13`0" x 11`7" |
| 4pc Bathroom | Basement | 4`11" x 7`10" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

311HN

Remarks

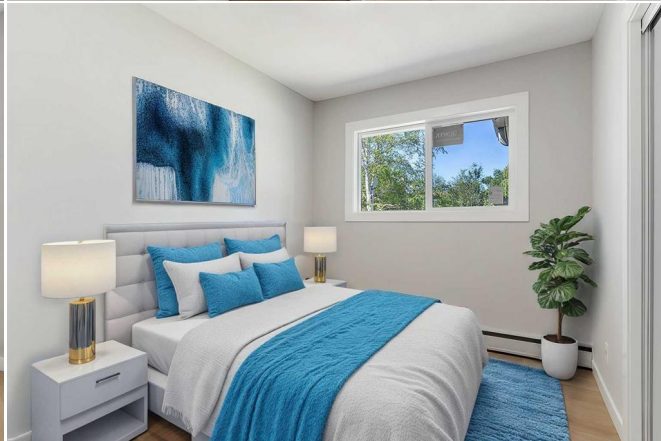
Pub Rmks: **Updated 1,124 sq. ft. bungalow in the desirable Haysboro community is move-in ready and offers a wealth of features that set it apart. The main floor showcases a bright, open-concept design with spacious living and dining areas, complemented by new windows and modern plank flooring. The brand-new kitchen includes generous cupboard space, a sleek stainless steel appliance package, and stylish fixtures. Three well-proportioned bedrooms provide ample accommodation, while a fully updated 4-piece bathroom and main floor laundry enhance convenience. The fully developed basement offers an illegal suite, featuring two additional bedrooms, a large living room, a kitchen with a dining area, a 4-piece bathroom, and a second laundry area. The outdoor space includes expansive front and fenced back yards, perfect for gatherings and activities, along with a double detached garage and extra parking. This home boasts new energy-efficient windows, stylish lighting, and hardware throughout. The contemporary plank flooring and energy-efficient stainless steel kitchen appliances complete the package. Ideally located near SW Bus Rapid Transit, Heritage Park, Glenmore Dam, Eugene Coste Park, South Glenmore Park, and just minutes from Chinook Centre. This turn-key home is ready for you to enjoy all its impressive updates and features. Don't miss your chance to own this beautifully renovated bungalow!**

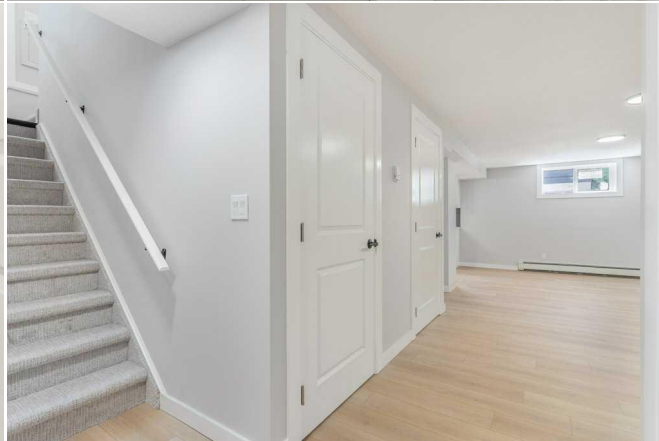
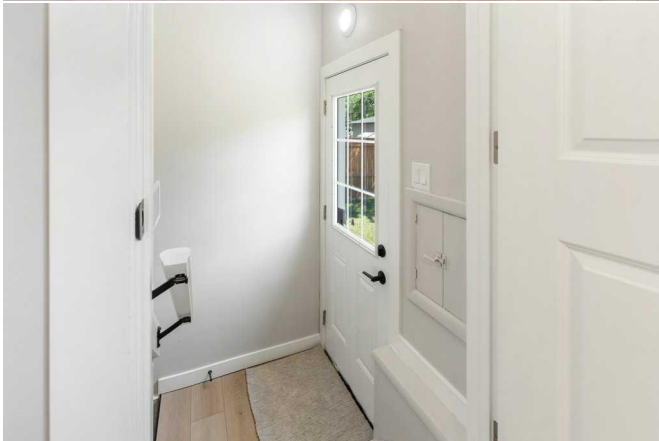
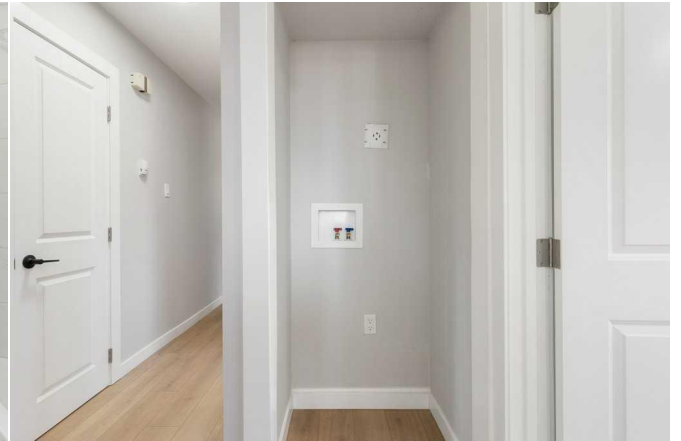
Inclusions:
Property Listed By: **illegal basement suite has an additional stove, fridge, microwave hood fan and dishwasher**
Royal LePage Mission Real Estate

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













94 Haysboro Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 1026.90 sq ft



0 3 6 ft

PREPARED: 2024/07/06



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

94 Haysboro Crescent SW, Calgary, AB

Main Floor Exterior Area 1124.56 sq ft



0 3 6 ft

PREPARED: 2024/07/06



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