



THE
A-TEAM

**RE/MAX
FIRST**

164 HAVENHURST Crescent, Calgary T2V 3C6

MLS®#: **A2176240**

Area: **Haysboro**

Listing Date: **10/30/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,050**
Low Sqft:
Ttl Sqft: **1,050**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

DOM

21
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`9" x 9`3"	4pc Bathroom	Main	7`9" x 4`11"
Bedroom	Main	10`2" x 9`2"	Dining Room	Main	13`3" x 11`5"
Kitchen	Main	11`3" x 9`5"	Living Room	Main	12`0" x 17`7"
Bedroom - Primary	Main	14`0" x 9`3"	3pc Bathroom	Basement	7`5" x 7`10"
Bedroom	Basement	9`6" x 8`5"	Laundry	Basement	15`3" x 7`9"
Office	Basement	8`3" x 14`0"	Game Room	Basement	13`9" x 23`2"
Storage	Basement	6`8" x 5`10"	Furnace/Utility Room	Basement	8`9" x 10`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

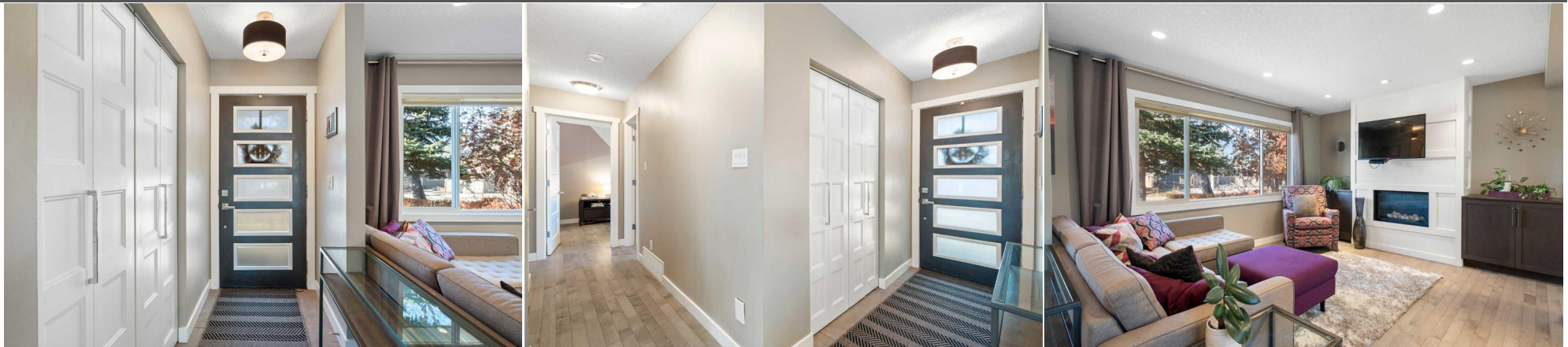
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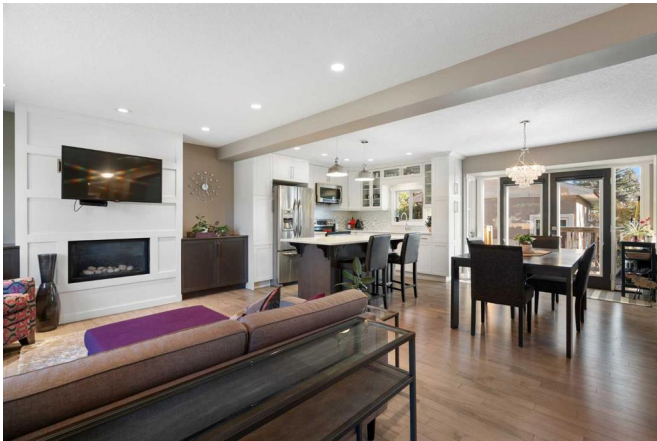
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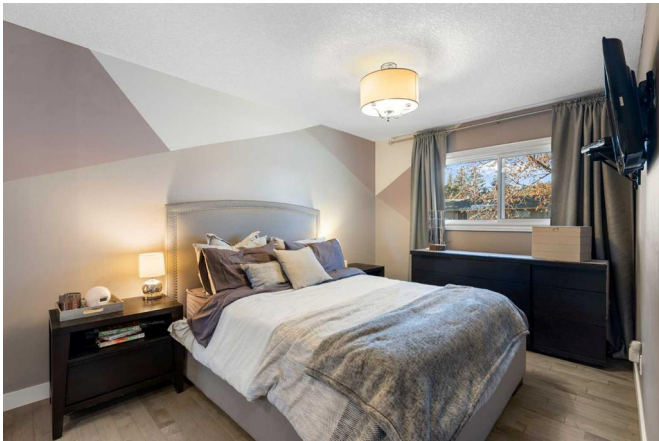
Pub Rmks: **Welcome to this beautifully completely updated bungalow in the heart of Haysboro! This home features an open floor plan that effortlessly combines style and functionality, enhanced by new hardwood flooring on the main level. The gourmet kitchen, complete with custom cabinetry, quartz countertops, a center island, and stainless steel appliances, flows into a spacious living room with a cozy gas fireplace—perfect for relaxing evenings and entertaining. The primary suite includes a walk-through closet and a 3-piece ensuite with a tile and glass shower, offering a touch of luxury. The lower level provides a large family room, an additional bedroom, a laundry room, an office, and a custom bathroom. Outside, enjoy the expansive deck with a natural gas hookup for easy BBQs. The garage’s 300 sq ft loft is ideal for a studio, home gym, or extra storage. Stay comfortable year-round with central air conditioning, and benefit from the energy efficiency of a new tankless water heating system. Haysboro offers convenient access to parks, major roads, transit and C-train, top schools, Chinook Mall, Heritage Park, Rockyview Hospital, and the Glenmore Reservoir. The neighborhood’s blend of outdoor spaces, local eateries, and recreational facilities creates a balanced lifestyle perfect for families and professionals alike.**

Inclusions: **Sideboard by Stairs**
Property Listed By: **Real Broker**

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

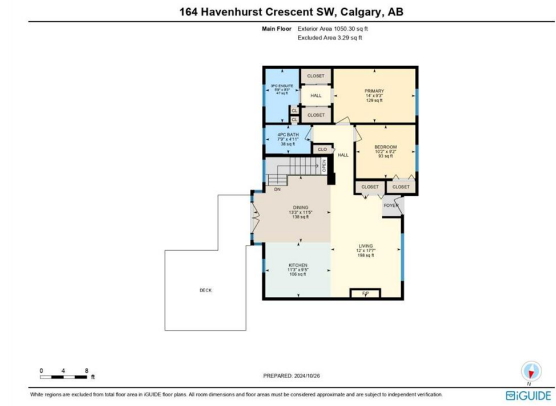
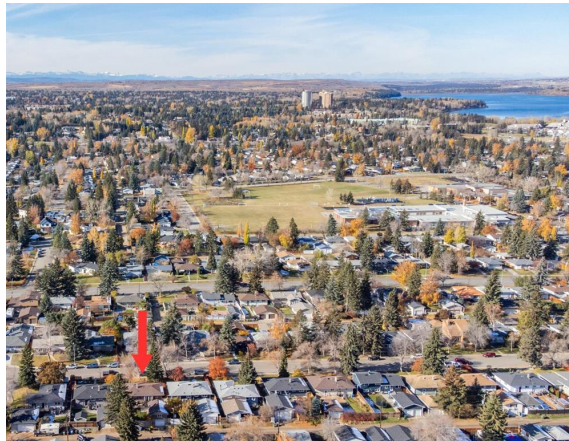
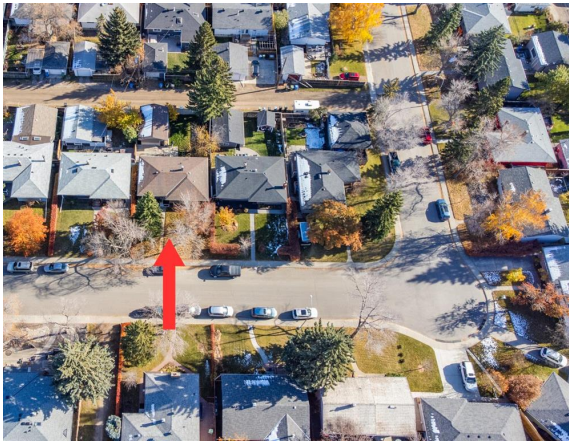












164 Havenhurst Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 528.58 sq ft



0 3 6 ft

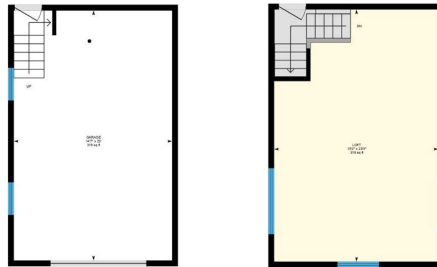
PREPARED: 2024/10/06

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



164 Havenhurst Crescent SW, Calgary, AB

Detached Garage: Total Exterior Area Above Grade 204.08 sq ft



Garage (Below Grade)

Garage Lift

0 2 4 ft

PREPARED: 2024/10/06

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