



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 HOLDEN Road, Calgary T2V 3E7**

MLS® #: **A2177847**

Area: **Haysboro**

Listing Date: **11/07/24**

List Price: **\$707,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,049 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,092**  
Low Sqft:  
Ttl Sqft: **1,092**

DOM

**14**

Layout

Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Level,Many Trees,Standard Shaped Lot,Street Lighting,Private,Rectangular Lot  
Double Garage Detached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Beamed Ceilings,Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Sauna,Skylight(s),Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`4" x 5`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`7" x 17`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 12`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`4" x 19`1"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`6" x 15`9"</b>
<b>Play Room</b>	<b>Basement</b>	<b>7`11" x 14`3"</b>	<b>Sauna</b>	<b>Basement</b>	<b>6`3" x 6`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`9" x 8`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`3" x 13`3"</b>

3pc Ensuite bath	Basement	6`3" x 7`3"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-CG</b>	
Legal Desc:	<b>311HN</b>		Remarks
Pub Rmks:	<p><b>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!</b></p>		
Inclusions:	<b>0</b>		
Property Listed By:	<b>Real Estate Professionals Inc.</b>		

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

















