



THE
A-TEAM

**RE/MAX
FIRST**

124 HAVERHILL Road, Calgary T2V 3E3

MLS®#: **A2184932**

Area: **Haysboro**

Listing Date: **01/01/25**

List Price: **\$739,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**
Lot Information
Lot Sz Ar: **5,920 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,013**
Low Sqft:
Ttl Sqft: **1,013**

DOM

21
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`7" x 9`5"
Living Room	Main	18`5" x 12`4"
Bedroom	Upper	11`4" x 9`5"
Family Room	Lower	14`8" x 12`4"
Bedroom	Basement	20`9" x 10`6"
Laundry	Basement	10`1" x 7`0"

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	12`10" x 12`3"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Lower	10`3" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4070HO

Zoning:
H-GO

Remarks

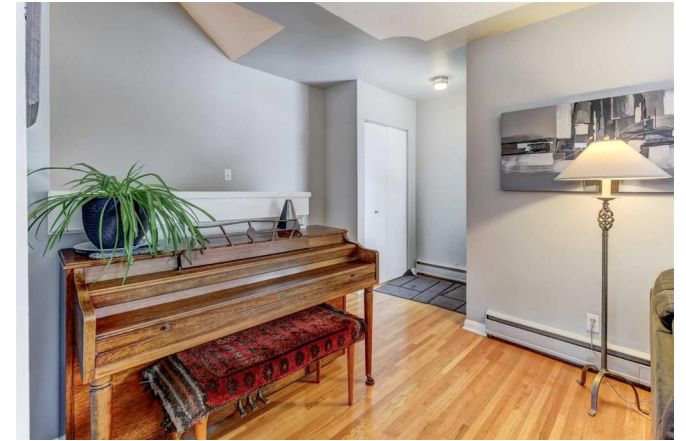
Pub Rmks:

Nestled in the sought-after community of Haysboro, this stunning renovated 4-level split home combines modern living with timeless charm. Boasting four spacious bedrooms, the home is set on a generous 5,920 sq. ft. lot with a beautifully landscaped yard adorned with mature trees, perennial beds, and a serene paving stone patio. Enjoy effortless outdoor living with a natural gas BBQ hookup and a secondary hookup for a fire table. The oversized 24'x24' heated garage features a 30,000 BTU radiant natural gas heater and paved trailer parking. Inside, the fully renovated open-concept kitchen steals the show with cherry cabinets, granite countertops, and stainless steel appliances, while the cozy gas fireplace adds warmth to the living space. Comfort is elevated with radiant heating controlled by four independent zones, a new 2024 water heater, central vacuum, and updated locks throughout the home. Conveniently located, this property is a mere 4-minute walk to Haysboro Elementary School, playground, and ice rinks, and just steps from Woodman Junior High. Henry Wise Wood High School is a short 4-minute drive down Elbow Drive or a 15-minute walk. Commuters will love the 10-minute walk to the C-Train, nearby major bus routes, and BRT options. Shopping and recreation are at your fingertips with a 15-minute walk to Glenmore Landing and the Glenmore Reservoir, or a 5-minute drive to Chinook Mall. The central location offers quick access to Highway 8, making it easy to get anywhere in the city within 20 minutes or enjoy a speedy escape to the mountains. This is a rare opportunity to own a home that blends style, convenience, and comfort in one of Calgary's most desirable neighborhoods.

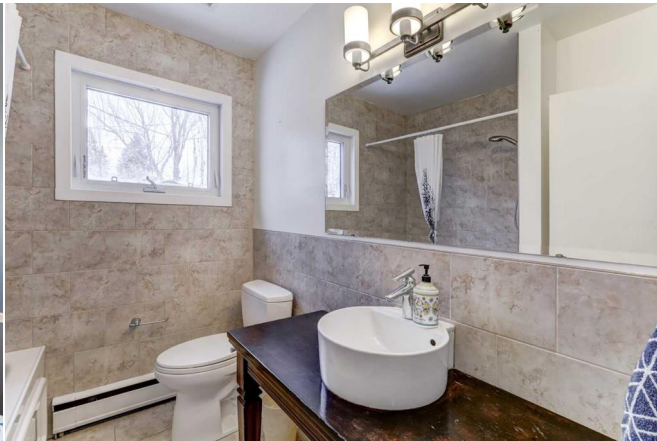
Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

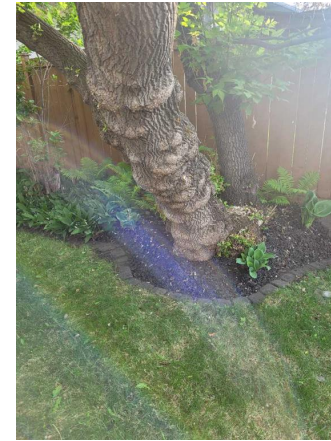
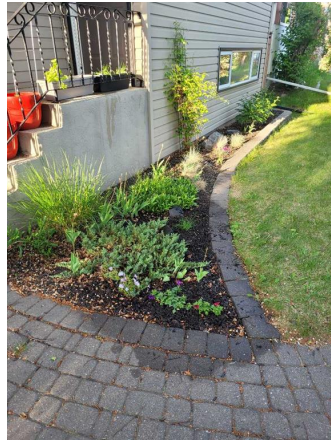
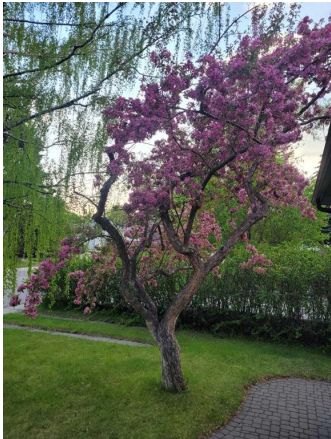
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











124 Haverhill Rd SW, Calgary, AB

Main Floor Exterior Area 578.20 sq ft
Interior Area 549.73 sq ft



PREPARED: 2024/12/31



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

124 Haverhill Rd SW, Calgary, AB

2nd Floor Exterior Area 435.07 sq ft
Interior Area 400.76 sq ft



PREPARED: 2024/12/31



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124 Haverhill Rd SW, Calgary, AB

Lower Level (Below Grade) Exterior Area 375.00 sq ft
Interior Area 355.01 sq ft



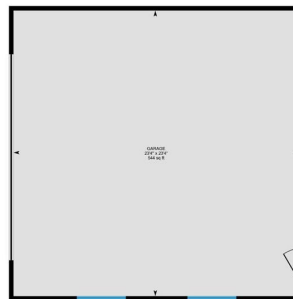
PREPARED: 2024/12/31



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124 Haverhill Rd SW, Calgary, AB

Detached Garage Exterior Area 373.30 sq ft
Interior Area 543.96 sq ft



PREPARED: 2024/12/31



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124 Haverhill Rd SW, Calgary, AB

Basement (Below Grade) Exterior Area 578.00 sq ft
Interior Area 489.30 sq ft



PREPARED: 2024/12/31



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