



**79 Hollyburn Road SW  
Calgary, Alberta**

**MLS # A2308829**



**\$949,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Solar	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** Pergola and Greenhouse

Tucked into one of the most desirable pockets of west Haysboro this extensively upgraded bungalow blends timeless design with an unbeatable inner-city lifestyle. Offering 1,850 SF of developed living space with 3 bedrooms, 3 bathrooms and an oversized detached, heated double garage (24'x22'). Inside, the bright open-concept layout is both refined and functional, featuring curated designer finishes, fully developed living spaces, and authentic Herman Miller Nelson Bubble Light fixtures that elevate the home's modern aesthetic. The fully developed basement adds incredible flexibility with large windows, a warm wood-burning fireplace, and a comfortable layout ideal for entertaining, relaxing, or working from home. Beyond the style, the home has been thoughtfully upgraded with long-term efficiency and comfort in mind. A professionally installed 5.5 kW solar system (2025) is fully paid off and designed to produce approximately 110% of average household electricity usage, with surplus energy sold back to the grid for annual credits. Additional upgrades include central A/C, built-in speakers and wired for sound system (kitchen, master bedroom and basement) sump pump, EV-ready electrical capacity, gas line for a future fire pit, and full appliance package inclusion. The outdoor spaces are equally impressive, featuring a custom powder-coated aluminum pergola with retractable fabric shade and a stunning custom-built 12x10 aluminum greenhouse with integrated seating &mdash; a truly unique backyard retreat rarely found in this price range. This is elevated Haysboro living with design, efficiency, and lifestyle all seamlessly connected. Positioned on a premium street and lot location, this home offers the rare combination of quiet residential living with true walkability just steps to local favorites like Stonyslope Brewery, cafe's,

restaurants, Glenmore Landing and the pathways surrounding the Glenmore Reservoir