



**77 Hogarth Crescent SW
Calgary, Alberta**

MLS # A2314893



\$699,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Stove, Fridge, Hoodfan, Washer, Dryer in basement

Welcome to this beautifully updated 1,045 sq. ft. bungalow in the heart of sought-after Haysboro — offering the perfect blend of modern updates, income potential, and unbeatable location. Ideal for first-time buyers, investors, or anyone looking to offset their mortgage, this home features a smart “live up, rent down” setup with a fully finished basement and separate entrance. The main floor showcases stylish LVP flooring, a bright open-concept living and dining space, and a functional eat-in kitchen designed for everyday living. The spacious primary bedroom includes a walk-in closet, while the second bedroom offers flexibility as a guest room, nursery, or home office. An updated 4-piece bathroom and convenient stacked washer and dryer complete the upper level. Downstairs, the renovated basement features brand-new white cabinetry, stainless steel appliances, a large recreation/living space with a cozy wood-burning fireplace, two additional bedrooms, a 3-piece bathroom, separate laundry, and three new egress windows for added light and safety. Step outside to a private, mature backyard with plenty of room to relax or entertain, plus a rear cement patio and double detached garage with lane access. Extensively updated for peace of mind, recent improvements include: Furnace (2020), Hot Water Tank (2024), New Carpet (2025), New LVP Flooring (2025), 200Amp Electrical Panel (2025), New Washers & Dryers (Upper & Lower). Located on a quiet street just minutes from Chinook Centre, RockyView Hospital, C-Train access, schools, parks, restaurants, and major amenities, this move-in-ready property is an incredible opportunity in one of Calgary’s most established communities. Modern updates, income potential, and a prime location — this is Haysboro living at its best.