



GRASSROOTS
REALTY GROUP

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6 Harvey Place SW
Calgary, Alberta

MLS # A2319898



\$889,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	None, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All basement appliances for basement suite.

An incredible, worry-free investment opportunity awaits in the highly sought-after inner-city community of Haysboro. Currently undergoing a complete, down-to-the-studs rebuild with completion set for this September, this pristine bungalow offers over 1,000 square feet of beautifully finished above-grade living space. Tucked away on a quiet, family-friendly cul-de-sac, this property delivers the rare luxury of brand-new construction seamlessly settled within a mature, established neighborhood. It is the perfect match for a savvy investor looking for a premium, cash-flowing asset, or a small family wanting a modern home with a massive mortgage helper. Enjoy absolute peace of mind with a comprehensive top-to-bottom rebuild where everything from the framing inward is brand new. The main level hosts three spacious bedrooms designed for effortless modern living, while the lower level features a fully finished three-bedroom legal suite complete with its own separate private entrance. This dual-suite layout is ideal for maximizing rental yields or drastically lowering your cost of living. Outside, the home is situated on a generous, expansive lot surrounded by beautiful, towering mature trees that provide excellent privacy and classic curb appeal. Haysboro remains one of Calgary's most desirable communities because of its perfect blend of suburban charm and urban convenience. This exceptional location puts you just minutes away from top-rated schools, community parks, excellent shopping districts, and diverse local amenities. Commuting is a breeze with quick access to public transit, including the LRT, and major driving routes for a seamless trip to the downtown core. Skip the renovation headaches and step right into a fully completed, high-yield revenue property or multi-generational home this fall. Opportunities to own a fully rebuilt, turnkey property with two separate

three-bedroom living quarters on a quiet cul-de-sac are exceptionally rare. Secure this incredible investment before September! Please Note: The exterior photo provided is a digital rendering intended for illustrative purposes to showcase the targeted design and curb appeal. The final finished project may vary slightly from this depiction based on material supply and availability at the time of completion. If you have a Realtor you are working with please contact them for more information, and if you do not have a Realtor please reach out to me directly and I will be happy to walk you through the space and answer your questions.