



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126, 56 Hamlet Road SW
Calgary, Alberta

MLS # A2320120



\$244,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Hamlett Court, a charming residence nestled in the heart of Haysboro in Southwest Calgary. Ideally situated just off Elbow Drive and Heritage Drive, this home offers a quick and convenient commute to downtown. Set just below ground level, the unit is filled with natural light thanks to oversized windows throughout. The thoughtfully designed layout features two well appointed bedrooms, a spacious living area, and a generous kitchen perfect for both everyday living and entertaining. This move-in ready home has been completely repainted from top to bottom and outfitted with brand new carpet throughout. Additional conveniences include an assigned parking stall at the rear of the building and a separate, dedicated storage unit. Exceptionally clean, private, and quiet, this is an ideal opportunity for first-time buyers or investors looking to add a reliable property to their portfolio.