



**63 Hogarth Crescent SW
Calgary, Alberta**

MLS # A2321286

\$749,900



Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,334 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, Garden, Landscaped, Lawn, Level, Many Trees, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Stone Counters, Storage		

Inclusions: N/A

Beautifully updated and exceptionally spacious, this rare 1,300+ sq. ft. bungalow offers the perfect blend of comfort, character, and modern upgrades in the highly sought-after community of Haysboro. Situated on a quiet crescent, the home features outstanding curb appeal, a sunny south-facing front deck, a large private backyard, and an oversized heated double-car garage with newer garage doors. Inside, you’ll find beautiful flooring throughout the main level, a bright and inviting living room with a wood-burning fireplace, and a spacious formal dining area that comfortably accommodates eight guests, an uncommon feature in many Haysboro homes. The home’s open-concept layout is a standout feature, creating an exceptional sense of space and flow that is rarely found in the community. The renovated kitchen has been thoughtfully opened up to create the ideal gathering space and features beautiful natural stone countertops, a large island, skylight, white cabinetry, a gas range, and a full complement of brand-new, never-used appliances. The main floor also offers a renovated bathroom with double sinks and excellent natural light throughout. Downstairs, the fully developed lower level includes a large recreation room, den, fourth bedroom, full bathroom, cozy carpet, smooth ceilings, pot lighting, and abundant storage in the mechanical and laundry room. Additional upgrades include a newer furnace, central air conditioning, and numerous thoughtful improvements throughout. Located close to schools, parks, shopping, and just a 10-minute walk to the C-Train, this is an exceptional opportunity to own a move-in-ready home in one of Calgary’s most established and desirable communities.