



GRASSROOTS
REALTY GROUP

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36 Hazelwood Crescent SW
Calgary, Alberta

MLS # A2324583



\$549,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	916 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Other, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to 36 Hazelwood Crescent SW, a property full of potential in the established community of Haysboro. Tucked away on a cul-de-sac, this home sits on an elevated lot overlooking the homes in front, creating a more open feel that is not easy to find. The location offers excellent convenience, with Southland CTrain Station right around the corner and Chinook Centre only minutes from the home. The main floor was originally designed with three bedrooms, and one bedroom has been converted into a walk-in closet for the primary bedroom. The layout can be converted back to a three bedroom setup, giving buyers flexibility depending on their needs. Inside, the home offers a great opportunity for renovators, investors, or buyers looking to update a property and make it their own. One of the standout features is the large, tiered backyard, complete with mature trees, established landscaping, retaining walls, garden areas, and multiple levels of outdoor space. There is also a single detached garage at the back. With its elevated setting, cul-de-sac location, large landscaped lot, and strong renovation potential, this is a great chance to own in a desirable southwest Calgary location.