



GRASSROOTS
REALTY GROUP

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8 Hazelwood Crescent SW
Calgary, Alberta

MLS # A2329794



\$537,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Greenhouse

Fantastic location within walking distance to public transportation (Steps away from LRT), playground, schools and an array of restaurants, pubs and shops. Lovingly updated, this charming bungalow is situated on a quiet, tree lined crescent with an over-sized yard showcasing beautiful, mature landscaping. Inside you will love the beautifully re-finished hardwood floors, neutral paint and finishing, spacious living and dining room leading to the functional kitchen with timeless white cabinetry, subway tile backsplash and modern appliances including a gas stove. Two bedrooms which share a 4 piece bathroom complete this level. Downstairs is developed with a large rec room, 3 piece bathroom and laundry room. Summers will be great for entertaining with the expansive deck and patio space which lead to the single garage. Don't overlook the greenhouse to satisfy your green thumb. Great value - book your showing today! Looking for a wonderful single family home and you have a bit of a tight budget? This is it and it offers everything that a starter home can have. Get in to see this now and own in one of Calgary's most unbeatable opportunities for single family living!