



GRASSROOTS
REALTY GROUP

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39 Healy Drive SW
Calgary, Alberta

MLS # A2331950



\$669,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1958 (68 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Located on a quiet street in the desirable community of Haysboro SW, this updated bungalow offers 6 bedrooms, 2 full bathrooms, and a fully developed illegal basement suite with its own kitchen, offering excellent flexibility for extended family or potential rental income. Recent updates include brand-new quartz countertops, new kitchen flooring, fresh interior paint and more. The main floor features a bright living room with hardwood flooring, an eat-in kitchen, and three bedrooms, while the lower level adds three additional bedrooms, a full kitchen, laundry, and ample storage. Situated on a large lot with a south-facing backyard, large backyard, RV access for more parking with a dedicated RV gate, and a double car detached garage. Conveniently located steps from the Heritage C-Train Station and close to schools, playgrounds, Macleod Trail, shopping, restaurants, and other everyday amenities. Call your favorite realtor and book your showing today!