



GRASSROOTS
REALTY GROUP

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107 Hallbrook Drive SW
Calgary, Alberta

MLS # A2346389



\$598,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to this 1,124 sq. ft. family bungalow, ideally situated on a quiet street in sought-after West Haysboro. Offering an excellent layout and outstanding renovation potential, the home features original hardwood flooring, spacious bedrooms, a large kitchen, a dining area, and a comfortable living room. The kitchen and main bathroom were updated in the early 1990s, providing a solid foundation for your modern design vision. Sliding patio doors open to a corner deck with sunny southwest exposure—an inviting spot to relax or entertain. The fully finished lower level adds valuable living space with a generous recreation room, one more bedroom, large den with closet, a three-piece bathroom, laundry, and ample storage. Additional highlights include central air conditioning, included appliances, a single front attached garage, and an expansive driveway with convenient parking for multiple vehicles. Close to schools, shopping, public transit, everyday amenities, and major routes, this property presents an exciting opportunity to personalize a well-located home and make it your own.