



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

114 Havenhurst Crescent SW
Calgary, Alberta

MLS # A2349618

\$579,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Level, Sloped Down, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: Central Vacuum & Attachments

AN EXCEPTIONAL LOT. AN ELEVATED SETTING. A RARE HAYSBORO OPPORTUNITY. Situated on the desirable east side of peaceful Havenhurst Crescent, this long held property offers an outstanding opportunity to renovate, reimagine or redevelop on a substantial 6,867 sq. ft. lot in one of Haysboro's most appealing residential pockets. The existing 1,045 sq. ft. bungalow features three bedrooms on the main floor, a shared full bathroom, hardwood flooring and a traditional, functional layout. The main floor windows were replaced in 2009, roofing in 2015, and most recently, the furnace / hot water tank. The basement is partially developed and provides additional space for future improvement. Having served as a long-term rental property, the home is being presented with realistic expectations and will appeal to buyers prepared to undertake updating, a more comprehensive renovation, or explore the longer-term redevelopment potential of the property. The premium, elevated lot enjoys a wonderful easterly outlook and offers significantly more land than many typical Haysboro properties. Its generous lot width, overall size and downsloping, rear lane access are particularly noteworthy, with several neighbouring properties along this side of Havenhurst Crescent having already incorporated substantial double and triple garages with carriage style living accommodations above. Any future redevelopment, secondary suite, garage or carriage-house concept would remain subject to City of Calgary planning, land-use and development approvals. Havenhurst Crescent offers a quiet, mature residential setting with established homes, tree lined streets and limited through traffic, while remaining close to schools, parks, community amenities, Heritage and Southland LRT stations, Macleod Trail shopping and services, major transportation routes and the

recreational amenities surrounding the Glenmore Reservoir. Whether your vision is to renovate, rebuild or hold for the future, this is a compelling opportunity to secure a larger, elevated lot in one of Haysboro's most desirable residential settings. Call your real estate agent and book your showing!