



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

87 Hillgrove Drive SW
Calgary, Alberta

MLS # A2246065



\$649,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Dishwasher, Dryer, Oven-Built-In, Garage Remote, Refrigerator, Washer, Window Coverings

Welcome to this spacious vintage bungalow on a 550 m² lot! Situated on a quiet street in Haysboro, this home offers a once-in-a-lifetime opportunity to create your dream residence nestled among mature trees. With approximately 2,230 sq. ft. of finished living space, the home features 4 bedrooms, 2 full bathrooms, 1 half bathroom, and multiple recreational areas. The large kitchen includes a breakfast nook, ample counter space, and generous cabinetry. On the main floor, you'll find a spacious primary bedroom and two secondary bedrooms. The impressive 1,047 sq. ft. basement offers smooth ceilings, an additional bedroom, and abundant storage space. The backyard is a private oasis, surrounded by mature trees and offering plenty of room for gardening. Haysboro is a vibrant community with a hall, parks, schools, shopping, and a library, plus quick access to Glenmore Reservoir, Fish Creek Park, major roadways, and public transit.