

**189 Havenhurst Crescent SW  
Calgary, Alberta**

**MLS # A2242727**

# \$609,900



<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** none

Excellent opportunity on a quiet crescent in Haysboro, 4 bedroom, spacious living room, oak kitchen with upgraded appliances (fridge stove 2010, washer/dryer 2015), two bath starter home with quite a bit of upgrading including furnace, 2015, roof and eavestroughs in 2014, bathrooms in 2016, interior painting in 2023, hot water tank in 2020, oak hardwood flooring throughout the main floor, fully developed basement, spacious family room with older wood fireplace (more decorative with a gas line), windows in 1990, older cinder block double garage 24x22, very large west backyard with loads of sunshine and patio Quiet tree lined crescent. Lovely neighbours. Strong community offering many activities, Walking distance to library and grocery store - No Frills, Short drive to all major grocery stores - Walmart, Super Store, SDM, Close to walking and biking trails - Fish Creek Park and Glenmore Park, Schools, churches and public transit are conveniently nearby