# \$750,000 - 8 Heather Place Sw, Calgary

MLS® #A2221489

# \$750,000

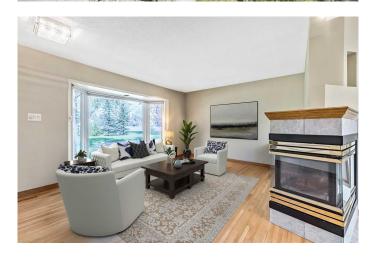
4 Bedroom, 3.00 Bathroom, 1,064 sqft Residential on 0.18 Acres

Haysboro, Calgary, Alberta

\*\*\*OPEN HOUSE - June.14, 1-3pm\*\*\* Discover this outstanding bungalow nestled in a prime location on the desirable west side of Haysboro. Situated on a peaceful cul-de-sac with beautiful greenspace frontage, this home offers the perfect blend of comfort and convenience. Step inside to find gleaming hardwood floors throughout the main level. The spacious living room features an elegant three-sided gas fireplace, creating a warm, inviting atmosphere. The open concept kitchen flows seamlessly with the living space, ideal for entertaining family and friends. Three generous bedrooms provide ample space, with the primary bedroom boasting a 4pc ensuite bathroom and double closets for abundant storage. Downstairs, the fully developed basement includes a recreation room, cozy family room with a second fireplace, fourth bedroom, and 3pc bathroomâ€"perfect for guests or growing families. Outside, enjoy the huge mature east-facing backyard, offering privacy within fully fenced grounds. The oversized double garage with convenient lane access provides secure parking and storage. The location truly shines with proximity to Heritage Park and Glenmore Reservoir, where you can enjoy cycling, walking, sailing, and kayaking. Tennis and pickleball enthusiasts will appreciate nearby courts, surrounded by green spaces, playgrounds, and scenic walking trails. With Rockyview Hospital minutes away and express bus rapid transit to downtown, this unbeatable location combines







suburban tranquility with urban convenience. Don't miss this opportunity to make this exceptional property your new home!

#### Built in 1958

## **Essential Information**

MLS® # A2221489 Price \$750,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,064

Acres 0.18

Year Built 1958

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 8 Heather Place Sw

Subdivision Haysboro
City Calgary
County Calgary
Province Alberta

Postal Code T2V 3L4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

Heated Garage, Oversized

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Open Floorplan, Storage, Vinyl

Windows, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range

Hood, Refrigerator, Stove(s), Washer, Window Coverings, Freezer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Family Room, Gas, Mantle, Three-Sided, Gas Log

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Lighting, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level,

Private, Street Lighting, Treed, Many Trees, Open Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 15th, 2025

Days on Market 33

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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