

## 74 Hallbrook Place SW Calgary, Alberta

**MLS # A2239513**



**\$840,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance		
<b>Inclusions:</b>	BBQ, Shed		

Welcome home to 74 Hallbrook Place SW - an immaculately maintained 3-bedroom, 2-bathroom bungalow in the heart of family-friendly Haysboro. Located on one of THE best streets in Haysboro, this house is situated on a huge, beautifully landscaped lot, facing a lovely park. This fully renovated 2500sqft home blends timeless charm with thoughtful modern upgrades, including a fully renovated exterior (2019) with Hardie siding, a new roof, triple-pane windows, and a professionally built heated, triple garage with 240V power. Inside, enjoy original hardwood flooring, a bright and open layout, and a stunning primary suite with heated floors, a solid walnut vanity, and custom walnut built-ins. The fully developed basement adds flexible living space and is roughed-in for a future bathroom. Additional upgrades include newer appliances, an updated electrical panel, and a smart home security system. The low-maintenance yard features composite decks, paving stone patios and walkways, a cedar pergola, and custom lighting—perfect for entertaining. Located on a quiet crescent close to schools, parks, shopping, and just minutes from downtown, this home offers exceptional value in one of Calgary’s most desirable neighbourhoods.