

# \$649,900 - 114 Hallbrook Drive Sw, Calgary

MLS® #A2263456

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

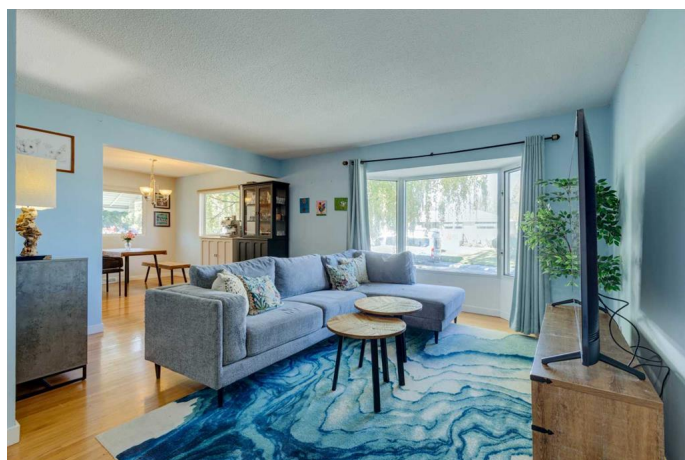
Welcome Home! This charming 1958 bungalow is located on one of West Haysboro's best streets. On a 60'x100' lot with a south-facing backyard! Original oak hardwood floors lend a warm & authentic feel to the main level. Featuring a spacious living room with a bay window, leading you into the dining area next to the kitchen, which has been updated with maple cabinetry and a thoughtful layout. Down the hall, you'll find three inviting bedrooms—one opening to a private deck—complemented by a full bathroom. Head downstairs to the basement to a large rec room, another full bathroom, a separate bar area, and a living room. This space is perfect for entertaining or hosting guests. There is also plenty of storage! The backyard is your own private sanctuary, filled with mature trees, garden space, patio area, and deck. Walk to schools, LRT, Glenmore Landing shopping, and Rockyview Hospital. Enjoy Haysboro's parks, playgrounds, tennis, rink—plus Glenmore Reservoir trails & Heritage Park. Reach out to your favorite realtor and book a private viewing today. It's a move you'll be glad you made.

Built in 1958

## Essential Information

MLS® # A2263456

Price \$649,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,131       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 114 Hallbrook Drive Sw |
| Community   | Haysboro               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V3H6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                               |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                                       |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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