

# \$825,000 - 86 Haverhill Road Sw, Calgary

MLS® #A2202846

**\$825,000**

3 Bedroom, 2.00 Bathroom, 1,553 sqft  
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

CHARMING! This WARM & BRIGHT 1500 sq ft split level sits on a quiet crescent, on a 6200 sq ft lot, with a large rear yard, buried in mature trees with lane access in back - PRIVATE & QUIET! On arrival you will find a home bathed in the warmth of the sun, gleaming hardwoods, a soft palette and an open floor plan – INVITING. On the main a large living room sits at the front with a large dining space leading to an updated kitchen – granite countertops, s/s appliances and a center island breakfast bar. Just off the kitchen you will find a stepdown den/family room, with a corner fireplace, and a bank of windows where you can enjoy the backyard through all seasons. The kitchen also leads to an expansive deck and an amazing rear yard – an abundance of trees, combined with a laneway in back provides a calm presence – your summers will be spent here. Upstairs, three bedrooms and a bath – the primary bedroom is generous in size, with a south facing exposure – the warmth of the sun will wake you to a beautiful day. There is a 4pc bath here as well. The lower level offers large south facing windows creating a comfortable space to accommodate your needs – Home office, family room, rec/games room, fitness, media room etc etc Plus a second full bath. PLUS an amazing rear yard – Welcome to friendly, neighbourly Haysboro – close proximity to the park, playground, tennis courts, skating rink, schools and the community hall – WONDERFUL



HAYSBORO!

Built in 1959

### Essential Information

MLS® #	A2202846
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	86 Haverhill Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3E3

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	21
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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