

# \$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 bathroom—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, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Gas Log, Mantle, Three-Sided
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, Many Trees, Open Lot, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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