

**59 Harrow Crescent SW**  
**Calgary, Alberta**

**MLS # A2208214**



**\$649,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Refrigerator in Basement, Electric Stove in Basement

Attention savvy buyers - This property offers endless potential! UPDATED HOME with a BASEMENT SUITE (illegal) in an established community, for a great price! Located on a quiet crescent, this beautiful property is sitting on a huge lot and has an appealing STUCCO exterior. The warm south facing sun pours in from the front bay window and there is a comfortable and bright, open concept layout. Over 1650 sq ft of developed living space! The main floor features HARDWOOD FLOORS, a RENOVATED 4-PC WASHROOM and 2 spacious bedrooms. The recently updated kitchen boasts QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, soft-close cabinetry and a cozy breakfast nook. Separate entrance to the 1 BEDROOM (ILLEGAL) BASEMENT SUITE with shared laundry area. Suitable for investors or for a home owner seeking a mortgage helper! This is a pleasant 1 bedroom suite, with easy-to-clean laminate flooring, a large bedroom (window is non-egress), 3-pc washroom and lovely living space. You will surely enjoy hanging on the deck and patio in the massive backyard this summer. There is mature landscaping, tasty raspberry bushes and plenty of space to build a second garage if your heart desires. The extra long driveway leads to your SINGLE CAR GARAGE, which is equipped with a work bench. Other bonuses include: NEWER HIGH EFFICIENCY FURNACE, UPDATED ELECTRICAL AND FLAT CEILINGS (all that pesky popcorn removed for you!). Haysboro is a highly sought after community, with convenient access to multiple schools, shopping, the Heritage Station LRT (15 minutes to downtown), Heritage Park, and an off-leash dog park. You will love living here! Book a showing before it's too late! \*Check out the 3D VIRTUAL TOUR.