

**51 Hollyburn Road SW**  
**Calgary, Alberta**

**MLS # A2234016**



**\$680,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.           | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Paved   |               |                   |

|                    |                   |                   |      |
|--------------------|-------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features |                   |      |

**Inclusions:** N/A

LOCATED ON ONE OF WEST HAYSBORO'S BEST STREETS ; THIS 3 BEDROOM UP/1 DOWN FEATURES RENOVATED KITCHEN , BATHROOM , TWO BRICK FIREPLACES WITH HIGH END INSERTS, TWO BATHROOMS, AND SPACIOUS LOWER RECROOM. A FRESH OPEN DESIGN WITH SHARP USE OF TILE AND HARDWOOD THROUGHOUT . SIZEABLE PRIVATE SOUTH BACKYARD HAS A GARDEN AREA, FIREPIT , AND A DOUBLE GARAGE. THE BACK ALLY IS PAVED . A QUIET LOCATION CLOSE TO THE COMMUNITY CENTER , HAYSBORO ELEMENTARY , WOODMAN JUNIOR HIGH , AND TRANSIT. SEE VIRTUAL TOUR FOR ADDITIONAL PHOTOS AND VIRTUAL TOUR