$719,900 - 30 Hallbrook Drive Sw, Calgary

MLS® #A2201592

$719,900
3 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.13 Acres

Haysboro, Calgary, Alberta

Welcome to this immaculate and move-in ready bungalow in the highly sought-after West Haysboro neighborhood! This charming home is perfectly situated near all amenities, offering a true sense of community and convenience. Boasting over 2,000 sqft. of thoughtfully developed living space, this bright and inviting property is a harmonious blend of comfort and functionality. Step inside to discover the spacious living room with a free-standing gas fireplace and dining area that seamlessly transitions to the outdoor deck, creating an effortless indoor-outdoor lifestyle. The well-appointed kitchen features ample storage, a raised eating bar, sleek granite counters, and a full suite of appliances, including a premium Wolf gas cooktop. The main level offers three comfortable bedrooms and a tastefully updated 4-piece bathroom. The fully finished basement features a spacious recreation room, an additional versatile bedroom or office, a convenient 2-piece bathroom, classic, fully functional Cedar sauna, a practical cold room, a well-equipped laundry area, and abundant storage. The beautifully landscaped front and backyard are adorned with mature trees, graceful weeping carraganas, low-maintenance garden beds, a spacious deck, patio, BBQ gas hookup, and 2 sheds. A heated single attached garage completes the package! Notable updates include a hot water tank, vinyl windows, roof, and main floor knockdown ceilings (2024).

Ideally located steps from Haysboro Elementary (K-6) and the vibrant community center featuring outdoor skating rinks, tennis courts, basketball nets, and a natural playground. Minutes to the STEM Innovation Academy JH (7-9) and Eugene Coste Elementary (Spanish immersion K-5), and minutes from the Haysboro off-leash dog park, Glenmore Landing, Glenmore Reservoir, Calgaryâ€™s extensive walk and bike pathways, and Heritage Park. This meticulously maintained property offers an unparalleled lifestyle in one of Calgaryâ€™s most desirable neighborhoods.

Built in 1958

Essential Information

MLS® #	A2201592
Price	$719,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	30 Hallbrook Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3H4

Amenities

Parking Spaces	4
Parking	Heated Garage, Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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