



# 12 Harmon Place Calgary Alberta

\$665,000

Opportunity knocks with a chance to own in one of Calgary's most thriving communities! Are you looking for a mortgage-helper property or something you can suite? Inquire with the city for all the possible options! Investors, families, and first-time buyers, you won't want to miss this opportunity to move into this quiet cul-de-sac in Haysboro! This property boasts one of the largest lots available, with over 8,600 sqft of space. Enjoy RV parking, or seek city approval for a quad garage--there's so much potential here. As you enter, you're greeted by natural light flowing from east to west, creating an inviting open living room and kitchen perfect for everyone to enjoy. The updated kitchen shines with sunlight and offers ample storage, including a large pantry and a coffee station separating the upstairs from the lower level. Down the hall, you'll find three well-sized bedrooms separated by an updated full bathroom featuring dual sinks. The separate entry door at the back leads you to a massive lower level. Here, you'll discover a spacious fourth bedroom with updates, including a large walk-in closet. The lower level also includes another full bathroom, a large utility room, an extra storage room, and a massive flex room with a fireplace. What truly makes this home unique is the lot itself. Step outside and take a look! There's plenty of room for a family, pets, a fire pit, additional structures, and more! It's within walking distance to Heritage Station but does not back onto the C-Train line. The alleyway allows for adding rear parking and an RV swing gate. Plus, you're just steps away from Catholic High School "Our Lady of the Rockies," "Woodman" Public Junior High School, and the shops of Haysboro. Don't miss your chance to own in this quiet cul-de-sac with wonderful neighbors. Call to view today! (id:6769)

Family room 11.58 Ft x 10.58 Ft

Recreational, Games room 19.92 Ft x 10.67 Ft

Bedroom 11.33 Ft x 10.75 Ft

Other 8.33 Ft x 4.83 Ft

Storage 6.67 Ft x 6.33 Ft

Furnace 9.08 Ft x 8.17 Ft

Living room 17.25 Ft x 12.92 Ft

Other 15.75 Ft x 10.92 Ft

Primary Bedroom 12.67 Ft x 10.92 Ft

Bedroom 11.42 Ft x 8.92 Ft

Bedroom 11.33 Ft x 8.92 Ft

Foyer 6.00 Ft x 3.25 Ft

5pc Bathroom 10.92 Ft x 4.92 Ft

3pc Bathroom 7.33 Ft x 6.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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